

**EXHIBIT I.**

**Copy of Any Written Materials Received During the Hearing**

CBJ has attached all the letters received from the public before, after, and during the meetings on the resolution.

**EXHIBIT I-1.**

CBJ has attached all the letters received in 2017

**Sandi Mercer**

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**From:** gordonharrison43@gmail.com  
**Sent:** Tuesday, January 31, 2017 10:46 AM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Gordon Harrison	<b>Email:</b> <a href="mailto:gordonharrison43@gmail.com">gordonharrison43@gmail.com</a> <b>Telephone:</b> 907 586 8992
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**Subject:** Annexation of Funter Bay, Horse and Colt Islands

**Message:**

This letter is to express my disappointment and dismay that the Assembly is going to consider, once again, the annexation of Funter Bay and Horse and Colt Islands. Property owners in these areas vehemently object to taxation by the CBJ because they receive absolutely no service from the borough and expose themselves to profound disservice (zoning and building codes, for example). The issue of annexation was advanced to the assembly on January 30 at the meeting of the lands committee. The committee was acting on a memo from Mr. Greg Chaney, the Lands and Resource Manager. In his presentation to the committee, Mr. Chaney said that the CBJ did not really have an interest in annexing these areas now, but that if the CBJ were going to pursue annexation of areas south of Juneau it would be efficient to include northern Admiralty Island in the application because applications to the Local Boundary Commission are complicated and time-consuming. The convenience of CBJ staff is hardly a compelling reason to subject recreational property owners to taxes of thousands of dollars per year. The justification for annexation laid out in Mr. Chaney's memorandum is that if the CBJ doesn't annex these areas, other boroughs will. Two of the other boroughs that threaten this annexation don't even exist, and the Haines Borough is (as Mr. Chaney says in his memo) unlikely to take such action. No one likes taxation, of course, but it is particularly galling to pay a tax and receive nothing in return. We are not free-riders, enjoying the benefits of public services without paying for them. The areas of northern Admiralty Island that are now outside the borough should remain outside it, until there is a reasonable justification for inclusion.

**Sandi Mercer**

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**From:** margeinalaska@gmail.com  
**Sent:** Wednesday, February 01, 2017 7:49 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Thomas & Marjorie Osborn	<b>Email:</b> <a href="mailto:margeinalaska@gmail.com">margeinalaska@gmail.com</a> <b>Telephone:</b> 907 321 2731
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**Subject:** Annexation of Funter Bay does not make sense

**Message:**

As property owners in Funter Bay, we are dismayed to hear that CBJ staff has proposed that you consider annexing our area, among others on northern Admiralty Island. It seems only yesterday that we had to write to the Borough and appear at hearings to stop such a proposal. We vehemently oppose annexation and do not believe there is any justification for it. Property owners in Funter Bay receive no services from the Borough, and we request none. Annexation would introduce the potential for burdensome regulations and expenses that would be inappropriate to our remote setting and property. It is hard for us to see any justification for this proposal.

**Sandi Mercer**

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**From:** steve.watershed@gmail.com  
**Sent:** Thursday, February 02, 2017 1:43 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Steve Buckley	<b>Email:</b> <a href="mailto:steve.watershed@gmail.com">steve.watershed@gmail.com</a> <b>Telephone:</b>
<b>Subject:</b> Proposed Annexation of Funter Bay	
<b>Message:</b> Dear Assembly Members, Thank you for the opportunity to voice my opposition (again) to annexation of the area surrounding Funter Bay. It seems that this annexation is similar to repeal and replace without the replace. If the Borough were to provide some kind of service to the area (schools, police, fire protection), then it would be a good idea for the property owners to pitch in with tax revenue for these benefits. But to annex the properties before providing any services seems misguided and premature. I understand the idea that the boroughs feel they must compete against each other for land and resources. However please consider the impacts of your actions on individuals. It is possible that this tax burden could cause people to lose their property. Please vote against this annexation until there is a plan in place to provide some type of service to our community. Thank you	

**Sandi Mercer**

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**From:** dcm98@comcast.net  
**Sent:** Friday, February 03, 2017 12:38 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Collie Martin	<b>Email:</b> <a href="mailto:dcm98@comcast.net">dcm98@comcast.net</a> <b>Telephone:</b> (360) 588-6092
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**Subject:** Expanding CBJ to Model Borough Boundary

**Message:**

The subject is extended to include the following memo subject: To The Lands Committee; From Greg Chaney, Lands and Resources Manager; Date January 28, 2017; Subject the same as this message.

I am vehemently against and with strong conviction protest the recommendation to expand the borders of CBJ's annexation application to match the area identified as D (in Figure 3 of the subject memo) specifically Funter Bay.

My position is primarily based on the unfairness of taxing Funter Bay residents without appropriate and balanced services. The subject memorandum quotes the 2007 Juneau Annexation Study Commission which concluded for remote areas, "The Commission believes that a careful balance must be struck between rates of property taxation and levels of service delivery as annexation is considered."

Nothing has significantly changed since the CBJ considered annexation in 2006 when the Annexation Commission recommended that the CBJ Assembly not file a petition to annex. The residents of Funter Bay continue to neither need nor desire any levels of service from any borough.

The subject memorandum reasoning seems to be that another borough would claim areas within the Juneau Model Borough Boundary, so CBJ should "fill out the unincorporated portions" of Juneau's Model Borough. However the memo also opines that it is unlikely that another borough would claim the northern section of Admiralty Island. I support that opinion by recognizing the near certainty that any other borough will be faced with the same opposition as the subject annexation.

The subject memorandum also states that there is efficiency in bundling more than one area in an application. Please, are the needs and wishes of Funter Bay residents to be subordinate to mere efficiency?

In closing please provide a link from the CBJ web site where I can keep informed of activity related to the subject issue.

**Sandi Mercer**

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**From:** Joel Martin <jamartin@hughes.net>  
**Sent:** Friday, February 03, 2017 10:05 AM  
**To:** Borough Assembly  
**Subject:** Funter Bay Annexation Redux

Good Morning:

It appears that the specter of Funter Bay annexation has revived. We evidently failed to drive a silver stake through that cadaver some years ago. Unlike most recreational property owners in Funter, this has been my *only* home for twenty-three years. To paraphrase one of my summertime neighbors, life here is "intense" and requires extensive effort at great cost. I understand Mr. Chaney's rationale but it appears that he is completely unaware of the difficulties such annexation would impose upon us. Does the Assembly consider it right, that we should pay for the 'privilege' of taxation without a shred of benefit *and* the imposition of onerous and inappropriate regulation? Such thought is ridiculous to the absurd. For many years, I paid the borough a tax to do business at a previously-annexed portion of Admiralty Island, the Greens Creek mine, without much complaint. This action would not be ignored. I ask that the Assembly discard that hand and delete it permanently.

Regards,

Joel A. Martin  
The Pyxis Enterprise  
Electrical Systems Technology  
8991 Yandukin Dr Ste 100  
Juneau, Alaska 99801-8078  
[jamartin@hughes.net](mailto:jamartin@hughes.net)  
907-723-7365

**Sandi Mercer**

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**From:** killik@gci.net  
**Sent:** Sunday, February 05, 2017 5:32 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Joel Bennett	<b>Email:</b> <a href="mailto:killik@gci.net">killik@gci.net</a> <b>Telephone:</b> 907-789-1718
<b>Subject:</b> CBJ Lands Annexation	
<b>Message:</b> As a recreational property owner in Funter Bay on Admiralty Island (cabin and land in Cannery Cove subdivision), I strongly oppose annexation of this area into CBJ. When no government services can be practically provided, as in other parts of CBJ, property tax at any level is grossly unfair and inequitable. We maintain a lifestyle in the bay that is self-sufficient and off the grid, with no desire or need of city government regulation and oversight. Finally, justification for this expansion because another future borough might do it instead is pure speculation and not a reasonable basis for annexation, absent other compelling factors 15255 Point Louisa Rd Juneau, AK 99801	



**Sandi Mercer**

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**From:** saginawchannel@gmail.com  
**Sent:** Thursday, February 09, 2017 7:20 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Bonnie Chaney	<b>Email:</b> <a href="mailto:saginawchannel@gmail.com">saginawchannel@gmail.com</a> <b>Telephone:</b>
<b>Subject:</b> Horse, Colt and Funter Bay annexation	
<b>Message:</b> I am writing in support of the annexation of Horse, Colt and Funter Bay by the CBJ. These property owners have had a free ride for far too long and should be treated the same way as Shelter Island and Taku Inlet property owners are treated. They should pay property taxes just like Shelter Island and Taku Inlet property owners pay. Why should they get all the same services that we pay for and yet pay nothing? This is neither fair nor equitable.  In addition, you run the risk of repeating the Petersburg annexation of Hobart Bay event.	

**Laurie Sica**

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**From:** njtrucano@gci.net  
**Sent:** Friday, February 10, 2017 11:54 AM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

**Recipient:** entire  
**Sender:** Nadine Trucano

**Email:** [njtrucano@gci.net](mailto:njtrucano@gci.net)  
**Telephone:**

**Subject:** Annexation of Rural Lands Adjacent to CBJ

**Message:**

Dear Assembly Members,

I have read that the Lands Division is proposing annexation of lands on Mansfield Peninsula and Northern Admiralty Island among others. I strongly request that you do not apply to annex those lands.

Adding those areas to the CBJ would not in anyway improve the quality of life in those areas. It would increase workload on a few CBJ departments such the Assessor and Community Development which doesn't seem wise at this time.

This was discussed a number of years ago and opposed by residents and land owners of the areas. It is pretty clear that there is no intention of providing any additional services to those areas. If you offered better boat launch ramps including parking for locals of the area that would be nice but I'm pretty sure that is not included in the annexation plan.

It also does not seem very neighborly to attempt to lock up so much land into CBJ in part to just keep other boroughs from getting it. I believe the future of Southeast Alaska requires that all cities and towns in Southeast work together as supporting neighbors.

Please reject this plan to annex the additional lands including Mansfield Peninsula and Northern Admiralty Island!

Sincerely,  
Nadine and Jim Trucano

**Laurie Sica**

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**From:** rmburnham@mac.com  
**Sent:** Sunday, February 12, 2017 12:03 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

**Recipient:** entire  
**Sender:** Richard M. Burnham

**Email:** [rmburnham@mac.com](mailto:rmburnham@mac.com)  
**Telephone:** 6082156302

**Subject:** Proposed annexation of Funter Bay

**Message:**

My wife and I have owned a cabin at Funter Bay for 24 years. We are retired. We strongly oppose what we understand to be a proposal to have Juneau annex remote property, including Funter Bay, to increase the borough's property tax revenue while not providing the affected property owners with anything whatsoever in return. That's just theft.

**Laurie Sica**

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**From:** Mark Stopha <mark\_stopha@yahoo.com>  
**Sent:** Monday, February 13, 2017 12:32 PM  
**To:** Borough Assembly  
**Subject:** On board cruiseship tax and Horse Island taxes

Last year there were 464 ports of call from the big cruise ships according to the JCVB. If there was \$100,000 of taxes not collected, that would mean about \$231 of uncollected tax per port call, or about \$4,300 worth of purchases that would have generated this amount of tax. That's alot of business we're not taxing every time a cruise ship docks. And those people are highly likely to use something that tax money pays for.

I'd like to see the sales tax enacted for onboard cruiseship sales before there's a discussion of taxing our property on Horse Island. I am unlikely to receive any city services on Horse Island, nor do I want any city services there.

If the borough decides to annex the areas, I request notice as to how much I would be taxed on our cabin there.

Can you imagine owning a cabin for 20 years, and then one day, a borough decides to annex your land and now the borough essentially owns your property unless you pay them a tax to keep it. That's just plain nutty.

Mark Stopha

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Mark Stopha 4455 N. Douglas Hwy Juneau, AK 99801

**Laurie Sica**

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**From:** bstratton100@yahoo.com  
**Sent:** Tuesday, February 14, 2017 9:47 AM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

**Recipient:** entire  
**Sender:** Blaine Stratton

**Email:** [bstratton100@yahoo.com](mailto:bstratton100@yahoo.com)  
**Telephone:** 619-954-0675

**Subject:** Expanding CBJ to Model Borough Boundary

**Message:**  
2/13/17

To: Greg Chaney, (Lands and Resources Manager) & Land Committee  
From: Blaine Stratton (Funter Bay property owner)  
Subject: Expanding CBJ to Model Borough Boundary

I have owned land in Funter bay for over 25 years, one of the main reasons that I was interested in this area to begin with was that it was remote and no one had jurisdiction to it. With that said I have read the memorandum from Greg Channing, Lands and Resources Manager to The Lands Committee and it doesn't make any sense that you would consider the northern portion of Admiralty island just because you could just bundle it on to your other application, especially after the quote that the at the lack of services is at the "nut" of the opposition to annexation ("even the property owners on the Taku river and on Shelter island have issues with area wide property tax rate, stating that they do not receive commensurate services from the borough.") How would this be any different with the northern portion of Admiralty Island?  
(This is how our country got started in Boston)

Blaine Stratton  
[Bstratton100@yahoo.com](mailto:Bstratton100@yahoo.com)

**Sandi Mercer**

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**From:** kdsalaska@yahoo.com  
**Sent:** Wednesday, February 15, 2017 12:44 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

**Recipient:** entire  
**Sender:** Kenneth Dean Stratton

**Email:** [kdsalaska@yahoo.com](mailto:kdsalaska@yahoo.com)  
**Telephone:** 2146867290  
February 14, 2017 Attention: City and Borough  
As property owner's in Funter Bay, we are more than disappointed to hear that CBJ staff is proposing annexation of our area again. This has been previously addressed and the annexing was not approved several times before. We are opposed to this annexation and do not believe it is justified. The city has no expenses to help Funter Bay in any way, yet the city is looking to gain revenue from Funter Bay. The reasoning behind this makes little sense. Funter Bay receives no services, whatsoever from the city and borough and we request none. As it is, anything done out at Funter Bay brings additional revenue to Juneau and surrounding areas. How? With Funter Bay being so remote, we purchase more services/labor/equipment than most people because we have to buy everything from town and then pay a substantial, additional expense to transport it either by boat, plane or helicopter to get it to our property at Funter Bay. It is not as if we can shop at Costco and then unload at our front door. Please consider exactly what Funter Bay is used for...summer months or summer weekends with diminished use during the winter months. Most cabins are not permanent residences. Each cabin owner relies strictly on his own means for survival out here. There is zero electricity, zero piped in propane, zero grocery stores, zero hospitals or urgent cares, zero fire protection should a fire blaze (our cabins would be burned to the ground), zero schools, zero help of any kind...period. If there is an injury, we hope to reach emergency plane/helicopter service

and hope someone does not die while waiting. These are all risks and expenses we are willing to live with for the pleasure of the remote cabin usage. We understand the risk and the lack of help from the city and borough. We accept this. Many of us purchased these properties with the intention of getting away from the mainstream and fast pace of the ever growing stresses of life. Passing these cabins down to our children and grandchildren without burden of further expense was taken into consideration when first obtained. Page 2 Cont'd IF it should pass that we would be taxed, just what is the exchange of help we would be provided for the annexation we would pay in protest? Please tell us what has changed to warrant the annexation now versus prior attempts. Sincerely, Kenneth D. Stratton Owner February 14, 2017 Attention: City and Borough As property owner's in Funter Bay, we are more than disappointed to hear that CBJ staff is proposing annexation of our area again. This has been previously addressed and the annexing was not approved several times before. We are opposed to this annexation and do not believe it is justified. The city has no expenses to help Funter Bay in any way, yet the city is looking to gain revenue from Funter Bay. The reasoning behind this makes little sense. Funter Bay receives no services, whatsoever from the city and borough and we request none. As it is, anything done out at Funter Bay brings additional revenue to Juneau and surrounding areas. How? With Funter Bay being so remote, we purchase more services/labor/equipment than most people because we have to buy everything from town and then pay a substantial, additional expense to transport it either by boat, plane or helicopter to get it to our property at Funter Bay. It is not as if we can shop at Costco and then unload at our front door. Please consider exactly what Funter Bay is used for...summer months or summer weekends with diminished use during the winter months. Most cabins are not permanent res

idences. Each cabin owner relies strictly on his own means for survival out here. There is zero electricity, zero piped in propane, zero grocery stores, zero hospitals or urgent cares, zero fire protection should a fire blaze (our cabins would be burned to the ground), zero schools, zero help of any kind...period. If there is an injury, we hope to reach emergency plane/helicopter service and hope someone doesn't die while waiting. These are all risks and expenses we are willing to live with for the pleasure of the remote cabin usage. We understand the risk and the lack of help from the city and borough. We accept this. Many of us purchased these properties with the intention of getting away from the mainstream and fast pace of the ever growing stresses of life. Passing these cabins down to our children and grandchildren without burden of further expense was taken into consideration when first obtained. Page 2 Cont'd IF it should pass that we would be taxed, just what is the exchange of help we would be provided for the annexation we would pay in protest? Please tell us what has changed to warrant the annexation now versus prior attempts. Sincerely, Kenneth D. Stratton Owner

**Subject:** Funter bay annexation

**Message:**

February 14, 2017

Attention: City and Borough

As property owner's in Funter Bay, we are more than disappointed to hear that CBJ staff is proposing annexation of our area again. This has been previously addressed and the annexing was not approved several times before. We are opposed to this annexation and do not believe it is justified. The city has no expenses to help Funter Bay in any way, yet the city is looking to gain revenue from Funter Bay. The reasoning behind this makes little sense.

Funter Bay receives no services, whatsoever from the city and borough and we request none. As it is, anything done out at Funter Bay brings additional revenue to Juneau and surrounding areas. How? With Funter Bay being so remote, we purchase more services/labor/equipment then



most people because we have to buy everything from town and then pay a substantial, additional expense to transport it either by boat, plane or helicopter to get it to our property at Funter Bay. It is not as if we to can shop at Costco and then unload at our front door.

Please consider exactly what Funter Bay is used for... summer months or summer weekends with diminished use during the winter months. Most cabins are not permanent residences. Each cabin owner relies strictly on his own means for survival out here. There is zero electricity, zero piped in propane, zero grocery stores, zero hospitals or urgent cares, zero fire protection should a fire blaze (our cabins would be burned to the ground), zero schools, zero help of any kind...period. If there is an injury, we hope to reach emergency plane/helicopter service and hope someone doesn't die while waiting. These are all risks and expenses we are willing to live with for the pleasure of the remote cabin usage. We understand the risk and the lack of help from the city and borough. We accept this.

Many of us purchased these properties with the intention of getting away from the mainstream and fast pace of the ever growing stresses of life. Passing these cabins down to our children and grandchildren without burden of further expense was taken into consideration when first obtained.

Page 2 Cont'd

IF it should pass that we would be taxed, just what is the exchange of help we would be provided for the annexation we would pay in protest? Please tell us what has changed to warrant the annexation now versus prior attempts.

Sincerely,

Kenneth D. Stratton  
Owner

**Sandi Mercer**

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**From:** funterjc@hotmail.com  
**Sent:** Friday, February 17, 2017 1:20 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Paul and Janet Kennedy	<b>Email:</b> <a href="mailto:funterjc@hotmail.com">funterjc@hotmail.com</a> <b>Telephone:</b> 907-790-1875
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**Subject:** Annexation of Funter Bay

**Message:**

We understand that the Juneau Assembly will be taking up a proposal to annex Funter Bay and other areas.

As you may be aware this issue was considered 10 years ago in 2007 and Funter Bay was not annexed at that time, we believed the issue was "dead". Unfortunately, we were wrong and once again have to argue our position and voice our opposition to annexation of Funter Bay.

In 2007, the Juneau Annexation Study Commission concluded for remote areas "the Commission believes that a careful balance must be struck between rates of property taxation and levels of service delivered as annexation is considered". Funter Bay residents will receive NO services delivered from the City and Borough, thus there is no justifiable reason to annex or tax our property. Annexation may cause additional costs and potential liability to the City and Borough.

We also hope you realize that as cabin owners in Funter Bay we have no fire protection, no water system, no sewer system, no electricity, no roads and other transportation is limited and expensive. We have to provide all of those services for ourselves at a very high cost, it is not cheap for us to get there or to use our property. Annexation will not improve anything for the residents of Funter Bay.

Like many other Funter Bay owners we also have a home in Juneau, pay property and all other taxes there and want to make sure our tax dollars are used wisely. We believe that the costs of annexation will exceed the benefits. There are no businesses in Funter Bay to tax, just recreational cabins.

If you choose to approve annexation we have a number of questions: What is the justification for annexation?; Property values are difficult to determine in Funter Bay, how would assessments be done and at what cost to the City?; What services do you anticipate providing?; Would we face new regulations on how to manage our property or be grandfathered in?; and What tax rate would we face?

We appreciate you listening to our concerns and hope you decide not to annex Funter Bay.

Sincerely,  
Paul and Janet Kennedy

**Sandi Mercer**

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**From:** webmaster@juneau.lib.ak.us  
**Sent:** Sunday, February 19, 2017 8:45 AM  
**To:** City Clerk  
**Subject:** Webform--Horse and Colt Island message sent originally to Greg Chaney

<b>Name:</b> Frances Vlahos-Rohm	<b>E-mail:</b> <a href="mailto:fotini622@hotmail.com">fotini622@hotmail.com</a> <b>Telephone Number</b> 5303973182
<b>Comments:</b> Hi Greg I wanted to say hello before I said, "What, again?" in regards to the idea of annexation of Horse and Colt (not Cold) Islands, among the other areas targeted. My husband and I still own undeveloped property on Colt Island. Many years ago the same ideas were put forth and my questions were the same then as now. At that time, we also had waterfront property and were in the process of building a cabin. How will any level of taxation be justified, when zero services can or will be provided? I certainly agree that this is a huge area of contention. It matters little to the owners who or what political entity may encompass these lands, there is little likelihood of any services ever being provided. Will CBJ build a new dock out on Horse? Will the fire or police departments ever respond to calls? Or would the Borough really just want to hold these lands as under a protectorate, with no strings attached? Uh... unlikely at best. I have just heard the rumblings, and will have to get more information and a better idea where this is leading. Thanks for any information you could provide for me now. I will also be in contact with Lands Committee members soon. Thanks, Happy 2017. Fran Vlahos-Rohm	

**Sandi Mercer**

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**From:** ncharter@alaska.net  
**Sent:** Monday, February 20, 2017 10:25 AM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Delbert Carnes	<b>Email:</b> <a href="mailto:ncharter@alaska.net">ncharter@alaska.net</a> <b>Telephone:</b> 907 321 0867
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**Subject:** Funter Bay Annexation

**Message:**

We have enjoyed a place in Funter Bay for years. In that time, we have received zero services from the City and Borough of Juneau and have requested none. If this area is annexed, we will continue to receive zero services. If we were annexed besides paying property taxes, we would be subject to potential regulations and expenses that would be inappropriate for remote property. Any service we receive from Juneau getting to our property we must pay for. Flyin g we must pay Ward Air, by water we pay the City to use the launch ramp. We provide our own services with no cost to the City of Juneau. There is no justification for this annexation, and we reject it.  
Delbert Carnes and Constance Carnes

**Sandi Mercer**

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**From:** leasing@gci.net  
**Sent:** Monday, February 20, 2017 2:13 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

<b>Recipient:</b> entire <b>Sender:</b> Richard Rountree	<b>Email:</b> <a href="mailto:leasing@gci.net">leasing@gci.net</a> <b>Telephone:</b>
<b>Subject:</b> North Admiralty Island Annexation	
<b>Message:</b> We object to the annexation of property currently being considered by the Borough for North Admiralty Island. As a taxpayer we object to any more annexation of property by the CBJ. The added expense of administering any CBJ services to these areas would not be cost effective in any scenario. Furthermore, it would be unfair to those property owners to be taxed and no services provided. They haven't asked for any of these services and the majority of these property owners also own property in Juneau for which they pay their fair share of property taxes.	

**Sandi Mercer**

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**From:** spenkencer@yahoo.com  
**Sent:** Wednesday, February 22, 2017 10:13 AM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

**Recipient:** entire  
**Sender:** Ken Spencer

**Email:** [spenkencer@yahoo.com](mailto:spenkencer@yahoo.com)  
**Telephone:** 9072099411

**Subject:** Funter Bay Annex Proposal

**Message:**

February 22, 2017

I am writing this letter to share my opposition and concerns regarding the Juneau Assembly taking up a proposal to annex Funter Bay and other areas.

I was opposed to the same proposal 10 years ago, in 2007, to annex Funter Bay.

Thankfully, Funter Bay was not annexed at that time. Now that the proposal to annex Funter Bay is once again on the table, I want to strongly voice my opposition and express there is no evident reason to annex or tax properties at Funter Bay. Residents will receive no services from the city and Borough. In fact, annexation may result in potential liability and additional costs to the City and Borough.

When the same proposal was presented in 2007, the Juneau Annexation Study Commission concluded for remote areas "the Commission believes that a careful balance must be struck between rates of property taxation and levels of service delivered as annexation is considered". I am not aware that anything has changed in the past 10 years.

As a cabin owner in Funter Bay, I have no fire protection, no water system, no sewer system, no electricity, no roads and other transportation is limited and expensive. I have to provide and pay for all of those services at a very high cost. It is expensive to get to Funter Bay just to use my property. Annexation will not improve anything for the residents of Funter Bay, if anything it will make it more challenging for them.

Like many other Funter Bay owners I also have a home in Juneau, pay property and all other local taxes. I want to make sure our tax dollars are used wisely, and am not convinced this action provides for that. I

believe the costs of annexation will exceed the benefits. There are no businesses in Funter Bay to tax, just recreational cabins. Many of the cabin owners have been there for years and are on fixed incomes.

Additionally, it is not clear what the justification is for annexation. Property values are difficult to determine, so what would that methodology be? As a Juneau tax payer, I am concerned about the additional costs to the city for these actions. I also would like to better understand what services do you anticipate providing? Are there new regulations planned on how I would the properties would be managed, or be grandfathered in? What would be the plan to establish and implement a tax rate?

I appreciate you listening to my concerns and opposition to annex Funter Bay and would appreciate a response to the questions outlined above.

Sincerely,  
Ken Spencer

**Sandi Mercer**

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**From:** funter2fops@yahoo.com  
**Sent:** Sunday, April 02, 2017 6:10 PM  
**To:** Borough Assembly  
**Subject:** Web Form Mail:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

<b>Recipient:</b> entire <b>Sender:</b> Vavra, Larry and Thompson, Angela	<b>Email:</b> <a href="mailto:funter2fops@yahoo.com">funter2fops@yahoo.com</a> <b>Telephone:</b> 5128687694
<b>Subject:</b> Proposed Annexation of Funter Bay to CBJ	
<p><b>Message:</b>          LARRY VAVRA &amp; ANGELA THOMPSON          4220 Madrid Drive - Georgetown, TX 78628          Tel 512-869-1286 Cell 512-868-7378 Cell 512-868-7694          e-mail lvavra@starband.net or funter2fops@yahoo.com</p> <p>March 31, 2017</p> <p>City and Borough of Juneau Lands Committee</p> <p>ATTN: Greg Chaney,          Manager          Land and Resources</p> <p>RE: Proposed Annexation of Funter Bay to the CBJ</p> <p>Dear Mr. Chaney,</p> <p>As current landowners and part-time residents of Funter Bay, we are concerned about the renewed proposals under consideration regarding annexation of our small bay to City and Borough of Juneau (CBJ). We are on record as opposing this when you last considered it, (see previous letter following this one) and we continue to oppose it today.</p> <p>In reviewing the standards Alaska has long</p>	



imposed when considering annexation, we were appalled to see how few of these standards are met by the current proposal. How does annexing Funter Bay benefit the state? How can CBJ provide services more efficiently and effectively than is the current status, where individuals at Funter Bay assume responsibility for their own needs? How is Funter Bay compatible in character to Juneau? How would the post-annexation boundary include the resources necessary to provide essential services? How will the population of Funter be large and stable enough to support the newly imposed government on a cost effective basis? Nowhere in any Local Boundary Commission documents does the Commission contemplate annexation without providing essential services, with the nature of the services defined and timeline for execution established at the time of annexation. Has the committee completed any cost-benefit analyses of tax revenue vs. services to our area? It is almost intuitive that it will not be equal and that the residents of Juneau will be caused to subsidize these services.

No residents of Funter Bay are in favor of this annexation, primarily because we question the legality and certainly the morality of imposing taxes on a community for which the CBJ clearly has no intent of providing services of any kind (as shown by your treatment of South Shelter Island and Taku River areas). Annexation to CBJ could also expose all landowners to onerous building codes and possible prohibitively expensive retrofitting of existing structures.

We understand the State of Alaska's desire to assign all land in the state to a borough, but the character, land use, population density, and geographic and environmental factors in Funter Bay are much more consistent with a not-yet-created Glacier Bay Model Borough, or even a Chatham Model Borough. Our area comprises private property in the form of recreational and seasonal cabins. There is one full-time resident, no school-aged children, and no need or desire for community organization or essential services. Actually, Funter Bay beautifully fits the spirit of an unorganized borough, populated with individuals and tiny settlements along Chatham and Icy Straits. This type of setting has long been deemed a mark of the character of Alaska. Please consider this

as a more appropriate resolution for Funter Bay and for the image of the State of Alaska than is annexing to the City and Borough of Juneau.

Sincerely,

Larry Vavra & Angela Thompson  
4220 Madrid Drive  
Georgetown, TX 78628

Attachment from 2006

LARRY VAVRA & ANGELA THOMPSON  
4220 Madrid Drive - Georgetown, TX 78628  
Tel 512-869-1286 Cell 512-868-7378 Cell 512-868-7694  
e-mail lvavra@starband.net or  
funter2fops@yahoo.com

February 12, 2006

City and Borough of Juneau Annexation  
Committee, Juneau, Alaska

ATTN: George Davidson, Chair  
Sandy Williams, Vice-Chair  
Caren Robinson  
Steve Sorenson  
Errol Champion

RE: Proposed Annexation of Funter Bay to  
the CBJ

Dear Committee Members,

As former full-time Alaska residents and current part-time Funter Bay residents, we are concerned about the proposals under consideration regarding annexation to the City and Borough of Juneau, and ask for your consideration in excluding Funter Bay from the annexation effort.

Our first item of concern is the lack of information being disseminated by your committee to the area residents, landowners all. Deeds for lands in Funter Bay, as elsewhere throughout the state, are documents of Public Record; as such they are certainly within the reach of the committee for identification of said landowners. It seems incumbent upon your committee to make a good faith effort to correspond directly with the affected landowners. Absent such an effort on your part, we are left to learn of the proposed action through communication

with other residents of Funter Bay, and have had no voice in the discussions to date.

Now to the heart of the matter: We purchased land at Funter Bay without any expectation of city or borough services, and to our knowledge none have ever existed there. We accept the high costs in terms of transportation to and from our summer home, the inconveniences that come with remoteness and lack of infrastructure, and the risks we face regarding marine navigation, weather, and proximity to bear habitat. Together we have constructed our residence at the bay, complete with state-permitted septic system, small independent photovoltaic electrical system, and handcarried water supply. Our lifestyle there over the course of the summers has been purposely simple.

In support of this lifestyle, we do find ourselves in Juneau every week or so to acquire groceries, fuel and building supplies. We avail ourselves of basic services such as laundry facilities and postal service at our mailbox in town. Frequently this is an overnight stay; therefore we are regular guests at local motels.

For ease in comparing what we contribute to the Juneau economy versus what we take, we offer the following tables:

#### SUPPORT OF LOCAL AND STATE ECONOMY USE OF CITY SERVICES *f*

- Alaska Marine Highway (annual round trip from the lower 48 to Juneau) •
- Use of city road grid 10-12 times per summer, average 20 miles per visit.
- Annual Non-resident fishing licenses
- Annual boat registration
- Local air charter company (limited use)
- Grocery stores
- Hardware stores / lumber yards
- Pharmacies, doctors, dentists when needed
- Welding and mechanic shops
- Boat storage yards *f*
- U. S. Post Office
- Hotels/Motels (10 to 15 nights per summer)
- Restaurants
- Gas stations, fuel docks
- Personal services (barber shop, laundry, etc)
- Occasional tourist destinations and shops

- Department stores
  - CBJ Auk Bay Harbor (per-night basis)
- f f f f f f f f f f*

The first column represents expenditures of many thousands of dollars per summer, to the benefit of the local economy. The second column represents our limited use of the infrastructure in Juneau, hardly more than that used by the average tourist who might spend at most a couple of hundred dollars here before going on his way. In short, we perceive that in terms of taxed goods and services, we already pay a share disproportionate to our limited use of CBJ taxpayer supported facilities. This spending imbalance is not atypical of the residents of Funter Bay, and puts the CBJ in an envious position from the standpoint of any taxing authority; that of deriving benefits without the responsibility of delivering services.

Our existence at Funter Bay takes nothing away from the CBJ, and expects (and gets) nothing in the way of services. We respectfully ask you to reconsider the fairness of taxing a handful of week-end and summer residents on their primitive cabins/homes, and the logic of assuming the expense and moreover, the responsibility for delivering unsolicited goods, services and remote safety nets to the residents of Funter Bay. Has any thought been given to the logistical and financial challenges of providing services, in addition to enforcing regulations, codes and standards associated with inclusion in the CBJ? And to what end would the city expose itself to this extraordinary burden? Land use will not change; construction booms will not occur, an economy will not develop, a tax base will not materialize.

In summary, annexation of Funter Bay to the CBJ will not benefit the residents of Funter Bay, but will saddle them with unnecessary, cumbersome regulations and unwanted government intrusion. The marginal benefits to the CBJ will surely not equal the financial exposure vis-à-vis the responsibilities and liabilities of such an annexation.

Sincerely,

Larry Vavra  
 Angela Thompson  
 4220 Madrid Drive Georgetown, TX 78628  
 AND

P.O. Box 32339 Juneau, AK 99803

EXHIBIT I

**From:** [Phil Emerson](#)  
**To:** [Borough Assembly; debbiewhite@juneau.org](#)  
**Subject:** Annexation  
**Date:** Friday, April 21, 2017 9:46:21 AM

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As a person that lived at Funter Bay for 40 years and raised a family I would like to comment on your plan of annexing the area. I no longer live at Funter Bay but am concerned about the people in the area.

All I can see is major costs to the borough if Funter Bay is annexed. I would imagine that you would have to take over maintenance on the two state floats that are at Funter. You know better than I what that would cost, they are very exposed to a lot of weather and in constant need of repair. President Trump wants to eliminate essential air. If this happens there will be no mail service to Funter and I would guess that if you annex Funter Bay the borough will pay for this service so that the people have a way to access you. Think that cost is about \$14,000 a year. In 2007 when there was another proposal to annex Funter my wife and Uncle who also lived at Funter flew to Juneau to testify before the assembly. Plane fare was \$600 round trip, then the price of a motel plus food plus a taxi, needless to say that is not access, it is restricted access. There were times during the winter the mail plane or any float plane could land for a month due to weather, that is not access. There is a law that borough land must be contiguous, hard to make an island contiguous. Then there is 3 AAC 110.900 "Transition". (a) A petition for incorporation, annexation, merger or consolidation must include a practical plan that demonstrates the capacity of the municipal government to extend essential city or essential borough services into the territory proposed for change in the shortest practicable time after the effective date of the change. This time limit is two years.

When my wife attended the borough meeting in 2007 her question was, "when will the school bus show up to pick our children up for school?". We were told we would be supplied with home schooling. That is not supplying an education. If I were to move to Funter again with 4 special needs children and I was incapable of home schooling I guess you would have to supply a school.

The constitution states, "Each borough shall embrace an area and population with common interests to the MAXIMUM DEGREE possible." Every remote community from Elfin Cove to Tenakee is dependent on Juneau for food and supplies just like Juneau is dependent on Seattle. I took my commercial fishing boat to Juneau twice a year. Weather permitting this was a 6 to 8 hour round trip. I spent thousands of dollars getting supplies and returned to Funter,. The common interest was the fact that you taxed me on the goods I bought and I helped support Juneau. Juneau collects taxes and takes advantage of all the people from Hoonah and Angoon even people from Sitka that come to Costco or want to talk to their state representatives. For awhile Juneau had a tax free card for out of town people, what a thoughtful idea to help the people from the native communities that mostly live at poverty levels. Was it greed that made the borough stop this? Is your reason for this annexation to help bring borough services to the annex or are we talking greed again so you can tax them. In 2007 we were told that if you annexed Funter you would provide a building inspector. The catch was we would have to pay for the inspector to come to Funter. I believe there are 5 inspections on building a house in Juneau. Cost for a float pane these days is around \$400 an hour. Does Juneau have an extra charge for travel time on the road system in Juneau for a building inspector? Are you going to discriminate against the people who are not contiguous and make them pay the permit price plus an extra \$2000 to transport an inspector?

Juneau has promised clean drinking water for the people in the borough. It will be rather expensive to build a water system to all the areas you want to annex. Borough services are also sewers so will all the islands get sewer and water? My guess is that will be part of the 2 year plan for annexing.

There are 6 borough incorporation standards. Part 3 AS 29.05.031. As far as I can see Juneau cannot live up to any of them.

If in fact Juneau annexes Mansfield Peninsula and Horse and Colt Islands, you get past all the law suits and you meet all the rules and regulations of annexation, there is the option of a petition to be removed from a borough. You already have a letter from 2007 where all the people that own property in the proposed annex area have signed to not want to be in the borough. If there is a petition to be removed I would think that everyone with property in Taku and Shelter Island would be happy to join.

EXHIBIT I

Juneau is not Puget Sound. You do not have millions of people to support much in the way of expansion. Are you going to supply ferry service to all these remote areas? How big a ferry and dock do you need for Funter Bay and Taku. Maybe a ferry and a paved road across to Funter Bay with regular service and a school bus for children to get to school. I would imagine that to provide for your remote borough services you would have to double the taxes for the rest of the people in Juneau.

No borough whether it be Angoon, Haines, or whoever is not going to want to annex the areas you are proposing because they cannot live up to state standards. The area you want to annex is in the unincorporated borough, a perfect match for the best interests of the state.

Thank you for your time, gratefully,  
Phil Emerson  
[trollman.phil@gmail.com](mailto:trollman.phil@gmail.com)



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Phil Emerson](#)  
**To:** [Borough Assembly](#)  
**Subject:** Annexation  
**Date:** Thursday, May 25, 2017 5:45:28 AM

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Hello Assembly members,

I am writing again in the hopes of solving the problem of your latest annexation plan if you are going to carry it forward. I was told by the Boundary Commission that if there is a vote by all the people on Mansfield Peninsula and Horse and Colt Islands to the fact that no one wants to be part of the Juneau Borough then it would never happen. Why not save yourself a lot of work and expense by sending out ballots to all the property owners and have a vote. Your main concern seems to be that some other borough will grab this area when in fact there is no borough that can meet the standards of annexation. Once again, a vote of all property owners. It's odd to me that the main reason of annexation should be your concern for the people and providing "essential" services yet all that is talked about are taxes.

A story. My 3 yr. old son drank a jar of gas I had on my work [bench.at](#) Funter Bay. I ran with him to the house, we called Ward Air and they called all the planes in the area and we had a float plane in front of the house in 10 minutes and in another 20 minutes he was at the hospital. All went well, he did not throw up and inhale the gas. I just wrote your police department, I was told response time to Hawk Inlet or Taku would be 45 minutes with an EMT, then the return time to Juneau. That 45 minutes was if a helicopter was available and not full of tourists and weather permitting. Why would I call the Juneau police when I can get faster service myself. In a big emergency with snow blowing and winds howling I would call the Coast Guard, not Juneau.

It's very interesting that part of the Boundary Commission rules is that you are required to have a 2 year plan to provide essential services but the borough gets to decide what those services will be. I wonder what is essential to you? Water, sewer, electricity and on and on but you get to discriminate against people in your rural areas of the borough and even on your own road system. I see that Shelter Island was subdivided in 1989. How far have you gotten on providing services in 28 years? Perhaps you have special accounts for each remote area and when the fund is large enough from taxes collected you will install services.

" "Also on the Lands Committee agenda is a proposal to support legislation that would allow the Petersburg Borough to select state lands. Mayor Koelsch said, "It's a good neighbor policy and we always try to be good neighbors." "

Please try and follow you own advice Mayor Koelsch, property owners on Mansfield Peninsula are also your neighbors and in the Unorganized Borough. You have all the people affected by this proposal mentally stress out, it would be very kind of you to at least let them know if you are going to proceed with an attempt at annexation.

Feel free to ask any questions you may have.

Thank you for your time,  
Phil Emerson  
[trollman.phil@gmail.com](mailto:trollman.phil@gmail.com)



Virus-free. [www.avast.com](http://www.avast.com)



# CITY OF ANGOON

---

**P.O. BOX 189**  
**ANGOON, ALASKA 99820**  
**PHONE: (907) 788-3653**  
**FAX: (907) 788-3821**  
**c\_angoon@outlook.com**

September 26, 2017

Harriet Silva, Mayor  
City of Angoon  
PO Box 189  
Angoon, AK. 99820

RE: City and Borough of Juneau proposed Annexation of Admiralty Island

To Whom It May Concern;

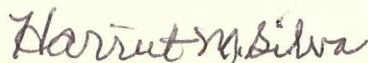
On April 17, 2017, the duly appointed City Council for the City of Angoon voted unanimously to oppose any further annexation of Admiralty Island by the City and Borough of Juneau.

The City of Angoon has a great history of fighting for the preservation of Admiralty Island and its natural resources. Angoon elders were a major force in establishing Admiralty Island as a protected wilderness through the passage of the Alaska National Interest Lands Act (ANILCA). Admiralty Islands subsistence and provisions are key to the community of Angoon's well-being.

The City of Angoon strongly opposes any further annexation by the City and Borough of Juneau and feels that since Admiralty Island is the home of the Angoon Tlingit people since time immemorial that any further annexation of any part of Admiralty Island is a front to our rich culture and history.

The City of Angoon will continue to oppose any further annexation attempts by any community or borough that is not located on Admiralty Island.

Sincerely,

  
Harriet Silva, Mayor

City of Angoon

C: Angoon City Council

file

# CITY OF ANGOON • PHONE (907) 788-3653

P.O. BOX 189 • FAX (907) 788-3821  
ANGOON, ALASKA 99820

## CITY OF ANGOON

### RESOLUTION NO. 17-02

A RESOLUTION TO OPPOSE THE ANNEXATION OF ADMIRALTY ISLAND BY THE CITY AND BOROUGH OF JUNEAU.

**WHEREAS**, The City of Angoon, has a great history of fighting for the preservation of Admiralty Island and its natural resources. Angoon Elders were a major force in establishing Admiralty Island as a protected wilderness through the passage of the Alaska National Interest Lands Conservation Act (ANILCA); and

**WHEREAS**, ANILCA's subsistence and other Admiralty Island provisions are key to the well-being of Angoon, and;

**WHEREAS**, Admiralty Island is an internationally recognized treasure and has been classified as a World Biosphere Reserve; and

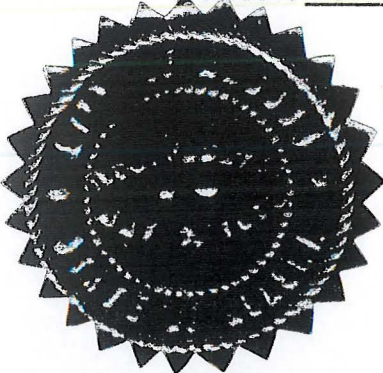
**WHEREAS**, protecting Admiralty's fish and wildlife habitat in a natural state is essential to keeping Admiralty Island as a National and International treasure and essential for the health and culture of the Angoon People; and

**NOW, THEREFORE, BE IT RESOLVED THAT:** the City of Angoon opposes any proposed annexation by the City and Borough of Juneau on any portion Admiralty Island.

PASSED AND APPROVED by the duly constituted quorum of the city council this 17 day of April, 2017

SIGNED: Harriett Silva Mayor

ATTEST: Alber Kookal City Clerk Angoon



Edward Jack, Sr. Yes Jess Daniels Yes Albert Howard Yes Randall Gamble Yes

Harriett Silva Yes Pauline Jim Yes Kevin Frank Sr. Yes

**EXHIBIT I-2.**

CBJ has attached all the letters received in 2018

**From:** llolmb  
**To:** [Borough Assembly](#)  
**Subject:** Fwd: Annexation - Funter Bay  
**Date:** Wednesday, January 3, 2018 11:14:21 AM

---

Dear Mayor and Assembly,

I do understand the pressure to annex surrounding areas.

However I request serious consideration be given to the impact this will have on long time property owners who invested in water front they could afford to pursue their love of fishing, water activities and a remote life style.

My parents purchased land with a cabin decades ago and have made extensive improvements to the property over the years to allow them to spend extended periods of time in Funter Bay during their retirement. They own a home in Juneau and pay taxes.

Because of the remote location CBJ will not be required to provide services but will have the ability to tax and enforce CBJ building codes. My parents, and others, have worked hard, saved and invested responsibly and are now on a fixed income which continues to diminish due to the rising costs of basic commodities. Adding property taxes and costs resulting from CBJ compliance are not in their budgets.

Please provide the current property owners with some grandfathered protection they deserve.

Thank you.

Linda Blefgen  
PO Box 210996  
Auke Bay, AK. 99821

Sent from my iPhone

EXHIBIT I

**From:** "domadmin@juneau.org"  
**To:** [Borough Assembly](#)  
**Subject:** Connect with City Hall - proposed Annexation petition  
**Date:** Sunday, January 7, 2018 10:25:14 AM

**Subject**

proposed Annexation petition

**This comment is a**

Complaint

**CBJ Department (select the department involved)**

Assembly

**Date of Incident or Problem**

01/03/2018

**Time of Incident or Problem**

12:00 pm

**Location of Incident or Problem**

Assembly Hall

**Comments or Problem Description**

Dear Mayor Koelsch and Assembly Members

What is driving the push to add Area D to the upcoming JCB petition for annexation? From printed materials and observations of the COW meeting on January 3, this is what it appears:

\* It is said that "The governor and the Local Boundary Commission want to include all areas of Alaska in boroughs." - Is this true? Is the intent to do away with the Alaska Unorganized Borough that was created in 1961 to accommodate remote areas such as Area D that have low population, little or no economic base, and no expressed need or desire for borough services? We received no response to our letter to the governor asking what are his goals in this respect. Also, is this a long-term goal rather than an immediate one, as CBJ staff seem to be interpreting it?

\* Apparently, JBC had a "teachable moment" when Petersburg annexed a portion of land that had been within the proposed CBJ boundaries, and there is fear that other boroughs might "scoop up" Area D. At present no boroughs have indicated any interest in annexing Area D. In fact, to our knowledge the closest potentially neighboring boroughs (Chatham and Glacier Bay) have not even been formed yet.

\* CBJ staff have included Areas A, B, C, and D in the current petition proposal because they say it is easier to petition for all these areas at once (and that appears to be true). Should the convenience of staff and administration in filing a petition overpower the vehement objections of people in Funter Bay and the many good reasons why Area D should stay in the Unorganized Borough? Is it logical or fair to let short-term administrative convenience permanently subject people in Area D to paying burdensome, unexpected, taxes and other potential restrictions while receiving no services?

\* Apparently it does not matter that Juneau would be unable to provide Area D with the "essential services" required by regulations of the Local Boundary Commission. Residents of Shelter Island and Taku River pay taxes and are potentially subject to CBJ building requirements, yet they have complained that they receive no services, and apparently there are no consequences for failing to fulfill the purported LBC requirement to provide essential services within two years to any area that is annexed.

\* How many members of the Assembly know the population and geographic nature of Area D? They had to be told the number of residents at the recent COW meeting. Do they realize virtually all the cabins in Funter Bay are private recreational cabins, occupied only limited months during the year, and mostly owned by Juneau residents who already pay property taxes within the Borough? Over the years many residents have invested considerable expense and tremendous effort to build and maintain their homes

despite the difficulties of acquiring materials, transporting them through frequently foul weather, and the reality that they must do most of the work themselves. A good proportion of owners are now retirees on fixed incomes who have made no plans to pay CBJ taxes or to be subject in the future to urban building codes that make no sense in a remote location.

\* Has anyone seriously estimated the cost CBJ would incur to administer Area D, including potential tax assessment and collection, and maintenance of two docks currently owned by the state (and used by Juneau residents, commercial fishermen, and tourists more than by Area D residents)? Has anyone estimated the costs to CBJ of a potential court challenge to their petition if Area D ends up being included? Are Juneau taxpayers aware of the costs CBJ will incur if this assembly and administration decide to annex Area D?

\* We understand that filing a new annexation petition is an extremely time-consuming, contentious process that the Borough would like to settle once and for all. Should that consideration overrule the wishes of residents who vehemently oppose being annexed, and all the reasons not to include Area D in the petition?

Funter Bay residents sent more than 30 letters to CBJ in 2017 laying out the reasons why annexation of Area D does not make sense, including one letter that listed how, one by one, Funter Bay does not fit a single one of the Local Boundary Commission's written requirements for a borough to annex an area. We hope those are available to Assembly members, as Funter Bay residents went to considerable effort to send them and state their case (and this was not the first time they were required to do so).

We thank you for your efforts at the COW meeting to deal with the difficulty of including or not including Area D in your petition to the Local Boundary Commission, and we respectfully request that you consider again removing Area D from the petition. We understand you must make your decision based on colorful maps with straight lines and neat blocks of boundaries. But we ask you also to seriously consider again the effects your decision will have on the people of Area D, who have stated their position and their concerns again and again.

Thank you.

Thomas and Marjorie Osborn  
P.O. Box 211448  
Auke Bay, AK 99821

Funter Bay and other parts of Admiralty Island right now? From what I saw of your discussion, the impetus is being driven by:

Convenience of grouping all areas together into a single petition

Convenience of staff in preparing the petition

A purported push by the Governor and the Local Boundary Commission to include all of Alaska in organized boroughs

If this is true (and we have had no response to a letter to the governor asking if this is so), SO WHAT?

Are cities and boroughs required to bow to supposed wishes of temporary elected officials regardless of effects on an area's long-term residents?

\* Embarrassment that Juneau lost land to a "land-grab" by Petersburg, and fear it could happen again (though there is no nearby borough has expressed any interest in annexing Funter Bay.

**Would you like us to contact you or is this message just a comment?**

Contact Me

**Name**

Thomas and Marjorie Osborn

**Address**

P.O. Box 211448  
Auke Bay 99821  
[Map It](#)

**Phone**

(907) 321-2731

**Email**

[margeinalaska@gmail.com](mailto:margeinalaska@gmail.com)

## EXHIBIT I

**From:** Joel Martin  
**To:** [Borough Assembly](#)  
**Subject:** ANNEXATION OVERREACH  
**Date:** Wednesday, January 10, 2018 5:04:29 AM  
**Attachments:** [LBC Commissioner's Checklist for Annexation Petitions.pdf](#)

---

Dear Assembly Members:

The attached is my opinionated response to page one of the LBC Commissioner's Checklist for Annexation Petitions, for annexation petition review by the *deciders*. The URL below will access five pages.

It is my thought that any responsible, honest Local Boundary Commission member , having filled in page one, would simply discard the balance as *totally irrelevant*.

Of course, my major issue is with the inclusion of Area D, since my home is within Funter Bay. I would, however, like to see justice done for all and I do not believe *any part* of this proposed annexation is justified.

<https://www.commerce.alaska.gov/web/Portals/4/pub/LBC/Commissioners%20Sample%20Checklist%20for%20Legislative%20Review%20Annexation%20Petitions.pdf?ver=2016-08-15-162035-387>

Regards,

Joel A. Martin  
One South Shore Place  
Funter Bay, Alaska  
99850-0140  
[jamartin@hughes.net](mailto:jamartin@hughes.net)  
907-723-7365



# Commissioners'

## Decisional Meeting Sample Checklist for Annexation Petitions by the Legislative Review Method

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3 AAC 110.090(a) NEED</b> Does the territory exhibit a reasonable need for city government? <i>ABSOLUTELY NOT,</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3 AAC 110.090(b)</b> Can essential municipal services be provided [to the territory proposed for annexation] more efficiently and more effectively by another existing city or by an organized borough, on an areawide basis or non-areawide basis, or through a borough service area?</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3 AAC 110.100 CHARACTER</b> Is the territory compatible in character with the city? <i>NOT AT ALL.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3 AAC 110.110 RESOURCES</b> Does the economy within the proposed expanded boundaries [area within existing city, plus territory proposed for annexation] include the human and financial resources necessary to provide essential municipal services on an efficient, cost-effective level?</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3 AAC 110.120 POPULATION</b> <i>ONE (1) RESIDENT AT FUNTER.</i> Is the population within the proposed expanded boundaries of the city sufficiently large and stable to support the extension of city government?</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3 AAC 110.130(a) BOUNDARIES</b> Do the proposed expanded boundaries of the city include all land and water necessary to provide the development of essential municipal services on an efficient, cost-effective level?</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>3 AAC 110.130(b)</b> Is the territory not contiguous to the city?</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the territory create enclaves in the city?</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><i>[Only address next question, if yes to either of above questions]</i> If the territory is not contiguous, or [annexing it would] create enclaves in the city, is there a specific and persuasive showing that the territory does include all land and water necessary to allow for the development of essential municipal services on an efficient, cost-effective level?</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3 AAC 110.130(c)(1)</b> To promote limitation of community, are the proposed expanded boundaries of the city on a scale suitable for city government, and include only that territory comprising an existing local community, plus reasonably expected growth, development, and public safety needs during the 10 years following the effective date of annexation?</p>
<i>3 AAC 110.130 continued on next page . . .</i>		

JAN 18 2018

RECEIVED

Andrew W. & Janet L. Pekovich  
P.O. Box 20642  
Juneau, Alaska 99802  
Phone: 907-789-7581  
[medjed@ptialaska.net](mailto:medjed@ptialaska.net)

January 13, 2018

City & Borough of Juneau Assembly Members  
155 South Seward Street  
Juneau, Alaska 99801

Dear Members of the Assembly:

I have previously written my concerns about annexation of Area 4 were I have financial interests, so will not repeat. I do however question the wisdom of annexing any of the areas. It is clear that the population of the State and particularly Southeast Alaska is on the decline. If I can believe what I hear on the radio and television, the City and Borough of Juneau has already been affected. It is difficult under the circumstances to understand why its representatives would then want to take on more responsibility when at least publicly many of them have gone on record that the municipality lacks sufficient resources to adequately take care of its existing responsibilities. That it does not even have enough police officers to fulfill its existing needs.

Annexation of Area B is a good example. This area does include Pack Creek and several Forest Service cabins. As an employee of the State Dept. of Natural Resources I supported the transfer of joint management of Pack Creek collectively to the US Forest Service and State Dept. of Fish and Game. Most of the companies that service this area are located in and already taxed by Juneau. Like most of SE Alaska, rescue missions are handled by the Coast Guard, not the municipal government. It is doubtful considering the importance of this area as wildlife habitat that any timber will be removed or other major development will ever occur in Area B. What then is needed that the municipality will provide to these areas except another layer of unnecessary government and the confusion that goes with it? Why should the municipality select such areas just because a group of people at some point in time thought it would be a good idea? Similar people at one time established a school tax for the unorganized areas. That program, carried with it management costs to the State many years after it was implemented and provided any significant return.

There are some potential resources in areas A and D, but when one realistically looks at the number of significant already known ore bodies in Southeast Alaska that are not mineable at this time and probably will not be for countless years to come, if at all, to select such areas and carry the cost of management with such expectations is quite frankly unrealistic. A few examples, the AJ (gold-silver), Boca De Quadra (molybdenum), Lisianski (nickel copper), Brady Glacier (nickel copper), Snettisham (iron), Klukwan (iron), etc.

In short, I do not believe, considering its situation, that it is in the interest of those proposed to be annexed or the citizens of the City and Borough of Juneau, that the municipality proceed at this time with any extension of its existing boundaries. Is there really any person within the areas proposed for annexation or that is not someone who just believes in the need for multiple layers of government, or growing government, that has requested the annexation? As a retired thirty-two year public employee in resources, and seventy-seven year resident of Juneau, I have, along with the good, witnessed many bad management decisions that in retrospect benefited the people who established the program, but did little for anyone else except divert resources where they were really needed.

Sincerely,

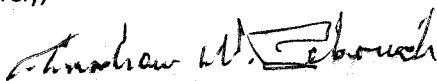
  
Andrew W. Pekovich

EXHIBIT I

**From:** "domadmin@juneau.org"  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Monday, January 15, 2018 12:49:49 PM

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**Select Recipient**

Entire Assembly

**Your Name**

Bonnie Chaney

**Contact Information**

Email

**Email**

[saginawchannel@gmail.com](mailto:saginawchannel@gmail.com)

**Subject of Message**

annexation

**Message**

I am writing in support of annexation. I am having surgery in Seattle on Monday, January 22, so I am unable to attend the Assembly meeting to provide my testimony in person.

My husband and I have owned property on Shelter Island since 1992 and I view this as a matter of equity since property owners on Shelter Island and Taku Inlet, River and Harbor have all been paying property taxes for decades while those on Horse and Colt Islands and Funter Bay have not. Most of the individuals in all these areas also have property in Juneau and pay property taxes for that property as well. No one likes to pay more taxes but if property owners on Shelter Island and Taku Inlet, River and Harbor pay taxes than people that own property on Horse and Colt Islands and Funter Bay should as well. Plus we should all pay the same areawide rate.

Thank you for the work you do for our City.

**From:** Collie Martin  
**To:** [Borough Assembly](#)  
**Subject:** Resolution 2817 - A Resolution Authorizing the Filing of an Annexation Petition with the Local Boundary Commission  
**Date:** Monday, January 15, 2018 1:59:59 PM

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My concern relates to Area D – specifically Funter Bay.

In my attempts to understand CBJ reasoning I have written to the CBJ on this matter and received a letter from a CBJ assembly member. Also I have reviewed information from the Local Boundary Commission which was created by the Constitution of the State of Alaska to ensure that arguments for and against proposals to create or alter municipal governments are analyzed objectively, and take area wide and statewide needs into consideration

### **Assembly Member Response**

Hereafter I have summarized the member's response and with all due respect added *questions and comments*:

- Governor's direction for all of Alaska to go into boroughs, So Funter Bay, Horse and Colt are to be annexed.  
*I have not been able to acquire the governor's directive nor explanation of the reasoning for such a directive. Can you provide these to me?*
- It makes the most sense for Juneau to annex because most of the property owners live or get supplies from Juneau.  
*The only way this makes sense is if the decision to annex has been finalized then Juneau rather than another city/bureau might make sense. However it is not a sensible reason for annexing in the first place.*
- Property owners up the Taku River have paid taxes for years. *I do not understand how that relates to Funter Bay. Is it a "misery loves company" line of reasoning? What services do Taku Bay owners receive? Are Taku Bay owners satisfied with their relationship with CBJ; did they receive an explanation, justification and impact statement for the Taku annexation and taxes? Just because Taku owners may have acquiesced without convincing reasoning does not mean Funter Bay owners should do so.*

### **State Local Boundary Commission (LBC) Commissioner's Checklist for Annexation Petitions**

The checklist is five pages with numerous items that the commissioners could reasonably check in denial of annexation; just a few are highlighted below. Again, with all due respect I have added *questions and comments*:

- Is there a reasonable need for city government? *The residents of Funter Bay do not think so. I know of no reasonable explanation from state and local government.*
- (Annexation) compatible in character with city? *With due respect emphasized the different character is why we live at Funter Bay.*
- Provide essential municipal services efficiently and cost effectively? *CBJ has not described how essential services will be provided. So based on this point alone the LBC Commissioner would reject the petition.*
- Is population to be annexed large enough to support extension of city services? *With only one full time resident and occasional short term residents such a small number does not support the necessary construction, operation and maintenance of city services. Indeed Funter Bay residences have already constructed, operate and maintain the services that we require. Further this issue goes to the core of my complaint: No one has explained what services (indeed any advantages at all) will be provided, whether the resident wants the*

*services and the resulting taxes for something no one wants.*

**Support of other Funter Bay owners' comments**

Other Funter Bay owners have written to the CBJ and my further elaboration could not improve on their comments but I encourage CBJ staff to contact the writers for clarification if necessary. Some of the issues important to me are repeated below in support of the other Funter Bay owners.

- Funter Bay owners will be required to pay taxes without receiving CBJ services.
- The CBJ will expend a significant amount of money for responding to City of Angoon opposition to annexing any part of Admiralty Island,
- The CBJ Finance Department must, at significant cost, assess all the property values
- The CBJ Building Department must, at significant cost, develop procedures and codes
- CBJ Docks and Harbors must insure and maintain the Funter Bay docks
- Funter Bay owners would no longer qualify for non-rural subsistence rights

Thank you for your consideration of this message.

D. Collins Martin  
360 588 6092

**From:** Phil Emerson  
**To:** [Borough Assembly](#)  
**Subject:** Comments on Juneau annexation  
**Date:** Wednesday, January 17, 2018 1:03:45 PM

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Dear Mayor and Assembly,

I am writing in the hopes I can dissuade you from trying to annex Admiralty Island and Horse and Colt Islands. I do not know of any property owners in the proposed annex area that want to be in the Juneau Borough. The Angoon natives have asked that Juneau leave Admiralty island alone, it is part of their culture, yet Juneau shows total indifference towards the residents of these islands. Indifference to a basic fiber of Alaska Native people, indifference to the survival of the communities and culture result in a feeling of powerlessness and hopelessness. When communities fall under this gray cloud, there are a multitude of side effects: education deficits, psychological depression, high rates of suicide, substance abuse, violent crimes, and finally incarceration. ( This from Georgianne Lincoln, senator, Alaska State Senate ). .

I do not believe Juneau is doing this annexation out of the kindness of it's heart to provide these areas with essential services like clean water, sewer, communications and reasonable access. Look up what an essential service is, the dictionaries say water, sewer, gas, electricity, education, not a mention of the need for taxes and building permits. I believe the Boundary Commission gives Juneau two years to supply these services after annexation. Juneau cannot even provide most services to the people on it's own road system. Juneau cannot even take care of or provide services to what it has already annexed. If Juneau gets this new annexation they will provide fire and police protection. I wrote the Juneau fire department and police station and was told response time to an area like Funter Bay would be about an hour by helicopter. A house that has burned for an hour is a pile of ash. It would be interesting to see the response time when there are north winds howling or heavy snow. I can call my own helicopter and get a better response time . The only reason I can see why Juneau is trying to annex this area is a quest for taxes. There is definitely no attempt at communication by Juneau to being a good neighbor with the people in the Unorganized Borough let alone having a total disregard for the people of Angoon .

For over 20 years Juneau has promised clean drinking water to the people in the Borough, that has not happened. There was a plan to not annex other land until Juneau can take care of it's current boundaries. Please read what you have already written and promised through the years. Mayor Koelsch's comment when supporting legislation for the Petersburg annexation land near Juneau was that , "It's a good neighbor policy and we always try to be good neighbors". Odd that the mayor has not extended that promise to the people on Admiralty. Juneau seems to have a history of broken promises. How would a good neighbor start annexation? Very simple, have the property owners in the proposed annex vote on annexation. This is the third time Juneau has attempted to annex these areas and has failed or simply come to their senses concerning the legality of it or heaven forbid, actually felt quilt on trying to run roughshod over the people involved. That is a lot of wasted energy and resources. How many more times is Juneau going to do this. You know what Einstein said about doing the same thing over and over expecting different results..

Have you read your Comprehensive Plan? Here once again we find lost promises.

2008 CBJ Comprehensive Plan

page 16

Land within the USAB should be efficiently developed before its boundaries are extended to properties outside of the USAB. Care should be taken that land outside the USAB is not developed at densities with well water and septic sanitary sewer systems in an incremental fashion, such that these site septic systems, upon cumulative development in the area, would fail. This has happened on North Douglas and the CBJ has had, at great

expense, to bail out unsanitary septic systems by extending municipal sewer system to those neighborhoods. This should not be repeated and great care should be taken to ensure that the zoning designations, and their associated density

controls, are appropriate for areas not served by municipal water and /or sewer services. Land outside the USAB containing natural resources in need of protection from development, or that is unsuitable or not needed for more intense urban development, should be designated and zoned for rural or resource conservation purposes. Urban services are not to be planned for or extended to these rural areas. New growth should have their own self contained water, sewer, utilities and public services and not rely on extension of municipal services to those areas in order to develop.

All this information is very interesting in that you will have to put in separate sewer and water plants on Shelter Island, Taku River and if you annex you will have many more areas. Should be interesting to put in these services around Mansfield Peninsula's shoreline. Look at the pictures of your developments on Shelter Island. The septic on this island, like North Douglas is bound for failure. How many years have you ignored Shelter Island services. So you will wait until disaster happens like you did on Douglas Island. "North Douglas, where septic failure is rampant and fecal pollution spreads along the beaches and into Gastineau Channel" You wonder why people do not want to be part of your Borough!!

Juneau has a terrible environmentally destructive history with the land and islands it has already annexed. Previous Juneau annexing statements have said this. "In implementing the plan, care must be taken to protect natural amenities and develop carefully, or not at all, land which contains hazards or important natural resources. So that development on suitable land may occur according to the predictable and affordable schedule, **community services and facilities must be extended into areas which are not presently served.**"

These are more broken promises by the Juneau Borough and total disregard for environmental issues the Borough has responsibility for. Look at Juneau's handling of Taku River and Shelter Island. There was no thought about pollution and destruction of the environment with either of these subdivisions. Taku River has hundreds of very small lots with no concern for the fact they are on a major salmon river. Where does all the septic go? With the amount of ground water the septic has no where to go but right in the river after it has polluted other downhill lots.

This is what you said, "POLICY 2.16. IT IS THE POLICY OF THE CBJ TO SUPPORT THE DEVELOPMENT OF MINERAL RESOURCES IN AN ENVIRONMENTALLY SOUND MANNER" The first thing found when googling Green's Creek mine in Hawk Inlet is this, "**Greens Creek** has violated the Clean Water Act hundreds of times, and poisoned Alaska waters by releasing illegal levels of copper, zinc, cyanide and acids. Despite fines of over \$350,000, **Greens Creek** continues to pollute Alaska's waters with toxic metals and acid **mine** drainage." What a wonderful job you have done on this annexation and a wonderful heritage to leave for future generations.

Next would be education. A borough must supply education not just the tools to educate. I do not think it is legal for a Borough to demand that people home school in remote areas of a Borough. There is a Borough precedent that Juneau will have to fly children into town. **NAKNEK — For decades, the Bristol Bay Borough School District has relied on more than school buses and drivers to get its students between school and home: A daily air charter brings students in the village of South Naknek to the north side of the river to attend school in Naknek.** To get the whole story you can google Naknek flying students. This could get very expensive, for Juneau, way more than any taxes you might collect. Commuting by plane to say Taku River would be very iffy during the winter. More than likely you will be building school houses and supplying a teacher to many rural areas. I have written and lawyers have written

EXHIBIT I

to you in the past and explained how Juneau cannot meet any of the rules of annexation and neither can any other borough. You can try this annexation again and again but you are dealing with non-contiguous land. One of the major rules for annexation is accessibility. In 40 years of living at Funter Bay there were many months I could not get to Juneau by plane or boat, many months the weekly mail plane could not get in. A few times I could not vote when the ballot did not show up in time. How would you like to spend \$600 for a plane, then the cost of a motel room, taxi and food to get to a Borough meeting. You people really need to take care of those in your own back yard and clean up the mess that will happen with septic and drinking water in your current areas. Please read all your historical files on this annex attempt, no one wants you! How could anyone trust Juneau with more land with all its unfulfilled promises and history of pollution. It must make you very proud to have your own Manifest Destiny and see how much land you can take from the historic owners of Admiralty Island, the people of Angoon. Is greed for tax money making you forget what is fair and just. When all this gets posted on social media it should put Juneau right along side the Dakota pipeline. It is in the best interest of the state to keep Admiralty Island the way it is, follow the state and federal guidelines in place on protecting local culture and the state should not give Juneau more land to pollute and perhaps have to help with the cleanup.

Thank you,  
Phil Emerson  
trollman.phil@gmail.com



Virus-free. [www.avast.com](http://www.avast.com)



EXHIBIT I

January 14, 2018

To: Assembly members

We live on Horselsland full time. We cannot see any advantages for us to become annexed to the City and Borough of Juneau. The CBJ government cannot and will not provide any service to us. We have done just fine without the CBJ government and will continue to do fine without the CBJ governance. We come to town every 10-15 days, pay for using the harbor and loading facility. We spend \$500 to \$600 dollars on average every time we come to Juneau. We just do not see the need to be in the borough. You are asking us to pay for the bonded indebtedness of the facilities that we do not use and see no need to have. We have no children, school, we do not use the libraries, ice rink, swimming pool, police station, or the whale island and walkway. Government was created to help and protect people. How does this help us?

Sincerely



Frank and Bessie Highley

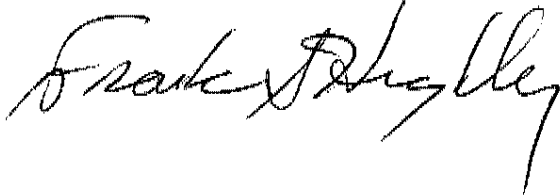


EXHIBIT I

**From:** Nadine Trucano  
**To:** [Borough Assembly](#)  
**Subject:** Annexation of Funter Bay  
**Date:** Thursday, January 18, 2018 3:58:43 PM

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Members of the City & Borough Assembly,

RE: Annexation on Admiralty Island

We have concerns regarding the CBJ plan to annex additional areas to enlarge the CBJ Borough land area. The area we are concerned about is the area listed as Section "D" which includes Funter Bay.

If this annexation were to go through we are concerned as to how the properties will be taxed and assessed and what services will be provided for if/when these remote properties become part of the CBJ. As we understand it, we will receive absolutely no services for the taxes we will be assessed. We think it is wrong of the CBJ officials to annex this property just looking at it as a source of income without even intending on providing any Borough services. Shouldn't CBJ be looking at taking care of the Borough areas they already have? We still do not have access to City sewer at our home in North Douglas!

How will the Assessors Office go about determining the assessed value of these properties? Will they be doing remote assessments or making their best guess from maps and aerial photos? If there will be onsite assessments, what will that cost to get staff to and from the properties? I don't believe it would be possible to see each and every property in one day so that would probably involve numerous trips for two or more employees from the Assessors Office, probably by plane or helicopter! How will they determine values in up coming years? Will all properties increase/decrease each time a property is sold? How will the Appeal process work at this area? Will a staff member from the Assessor Office fly out to inspect again in the case of an Appeal?

Are Assembly Members really aware of all the costs that could/would come along with this annexation? What about the two old derelict docks in the bay that were once maintained by the State of Alaska. Those docks are much in need of repair. If the docks are not repaired soon they will be a liability to people and boats. How many lawsuits (or quiet settlements) will CBJ be paying for? How much will it cost to repair and maintain those docks? How much would it cost to remove those hazardous docks?

We don't feel that this remote property should be annexed into the CBJ as we will receive no services but will be required to pay a tax for the remote property we have. When we purchased our property in this area it was remote property, not part of a borough!

We have many friends and family members that have property on Shelter Island or Taku River (along with many City Officials and some Assembly Members), they may feel that it is unfair that they also have to pay property tax for those remote sites where they do not get services (we agree). But those areas were part of the CBJ prior to their property purchases (at least in most cases)! It could have been easily assumed that at some point that land would be part of the city of Juneau and someday taxed.

Shouldn't the land owners of Funter Bay and Horse and Colt be able to at least vote on whether or not they want to be part of the City and Borough of Juneau? We have lived in Juneau since the mid 1950's and are well aware of the more recent Juneau politics. That is why all Borough residents are paying for a lawsuit on use of Head Tax monies!!

Is this Annexation really a good fiscal decision for the CBJ? We think not!

Sincerely,

James and Nadine Trucano

January 18, 2018

EXHIBIT I

**From:** albert kookesh  
**To:** [lbc@alaska.gov](mailto:lbc@alaska.gov); [Borough Assembly](#)  
**Cc:** [Melissa Kookesh](#); [Noah Star](#); [paulinejim99820@hotmail.com](mailto:paulinejim99820@hotmail.com); [Albert Howard](#); [edjack99820@yahoo.com](mailto:edjack99820@yahoo.com); [danielsj33@hotmail.com](mailto:danielsj33@hotmail.com); [rjgamb@searhc.org](mailto:rjgamb@searhc.org); [jaw.schnick@gmail.com](mailto:jaw.schnick@gmail.com); [gtl236@yahoo.com](mailto:gtl236@yahoo.com); [melissa.taylor@alaska.gov](mailto:melissa.taylor@alaska.gov)  
**Subject:** City of Angoon - Resolution 18-01  
**Date:** Friday, January 19, 2018 4:03:55 PM

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the City Council of Angoon just passed resolution 18-01 opposing any annexation of Admiralty island - please feel free to contact the City of Angoon at 907-788-3653

If your neighbor's house is on fire, you don't haggle over the price of your garden hose. -  
Franklin Roosevelt

Albert Kookesh III  
City of Angoon  
907-723-2074  
[albertkookesh@hotmail.com](mailto:albertkookesh@hotmail.com)

**From:** killik@gci.net  
**To:** [Borough Assembly](#)  
**Subject:** CBJ Annexation Proposal  
**Date:** Friday, January 19, 2018 9:42:32 PM

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Re CBJ Meeting on Borough Annexation, January 22, 2018

Dear Assembly members,

I appreciate the idea that local government exists to benefit its residents. You and others in public service deserve much credit for your efforts to make Juneau a better place.

At this time, however I feel that the current proposal to annex lands beyond the reasonable reach of government services is unjustified and against the best interests of the people you serve.

With a minimum of residency and development in Areas B, C, and D, it would not be practical or cost-effective for CBJ to provide services there.

Moreover, what few cabins are in the area are owned almost entirely by Juneau taxpayers, who are part-time residents, and have not requested these services from CBJ.

I own a small parcel of land with a small cabin in Funter bay. For 25 years, I have met my own needs and have no wish to receive assistance from anyone else. In an emergency, we rely on the US Coast Guard. We are surrounded by US Forest Service land so forest fires come under their jurisdiction. The two State docks are maintained by the State of Alaska. police Police protection is not practical. Zoning is unnecessary.

Areas B, C and D are on Admiralty island, quite distinct and separate from Juneau. It is almost entirely federal land, designated as a National Monument. It should remain unorganized as a local borough until such time as conditions merit and there is public support for it.

Sincerely,

Joel Bennett  
15255 Point Louisa Rd  
Juneau, Ak 99801  
killik@gci.net

And Funter Bay  
Lot 1, Cannery cove

EXHIBIT I

**From:** Michael Shaw  
**To:** [Borough Assembly](#)  
**Subject:** Resolution 2817 - Annexation  
**Date:** Saturday, January 20, 2018 11:00:07 AM

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As a property owner and resident of Horse Island, here are my concerns about the proposed annexation to the borough. Being included in the Juneau borough will bring liabilities to the residents and owners, with no commensurate benefits. Why should we be required to pay property taxes when we receive no city services? It sounds like the city just wants to increase revenues. I wouldn't mind being annexed if 1) we received some services like a breakwater and harbor, or improvements to the access road easements, or 2) we shouldn't be taxed.

In fact, I don't think residents of Shelter Island should be paying property taxes either.

EXHIBIT I

**From:** rdorrier  
**To:** [Borough Assembly](#)  
**Subject:** Proposed Annexation  
**Date:** Sunday, January 21, 2018 9:17:46 PM

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Dear CBJ Assembly members,

I am an owner of a property on Admiralty Island, contained within one of the three areas that you are considering for annexation. I am writing to express my opinion that it is not feasible or necessary for the CBJ to include these areas within its boundaries at this time.

I believe that if this proposal is approved, there would be several new challenges presented to the City. My biggest concern is that it does not seem practical to expect CBJ to provide any services to the property owners on Admiralty Island. As a CBJ resident, I feel our emergency services and law enforcement are seriously stretched thin, and I feel certain that the proposed annexation would not add enough revenue in property taxes to be able to justify provision of services. As an Admiralty Island property owner, I do not feel the need or desire for services to be provided at this time, and I believe that is the prevailing opinion of property owners who would be affected by the annexation.

Thank you very much for your careful deliberation on this matter.

Ritchie Dorrier  
907-321-1542

Funter Bay  
Lot 1, Cannery Cove

EXHIBIT I

**From:** Joseph Giefer  
**To:** [Borough Assembly](#)  
**Subject:** Annexation area A Admiralty Is  
**Date:** Monday, January 22, 2018 2:20:48 PM

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Jan 22nd, 2018 Dear Mayor Ken Koelsch and CBJ Assembly members,

>

- > We have been land owners in Funter Bay for over 40 yrs, residents in Juneau for 45 years.
- > We are not supporting the Juneau CBJ assembly move to annex area D of Admiralty Is.
- > We totally support all the statements in Marge Osborn 2nd letter to Mr. Koelsch and CBJ assembly.
- > We wish the decisions your about to make are for the good of your CBJ citizens and the citizens of Admiralty Is.
- > You really need to be more respectful of the citizens of Angoon, their wishes and concerns.
- > I have spent more than just a few days in Angoon, I was always treated with respect. For hundreds of years people of Angoon have made Admiralty their home, their genes and their future children's genes will still be there. You genes may or may not about this paradise of SE Alaska.
- > I move your continue your efforts with area A annexation, do your homework for future annexations, with a more focused effort to be more responsible to your neighbors.

- > Sincerely,
- > Joseph Giefer
- > 400 East st.
- > Juneau, Ak. 99801

EXHIBIT I

Subject: The Annexation

From: kahwahee@yahoo.com *AL Shaw*  
To: ken.koelscj@juneau.org  
Date: Sunday, January 14, 2018, 12:21:36 PM AKST

The area the City want to bring into the City and Borough of Juneau is the same area I wanted to include in the original Borough over 50 years ago when we drew the original boundaries. May I suggest that from Pack Creek you follow the ridge line across the Island to include Cube Cove then connect to the Northeast corner of the Sitka Borough and up Chatham Straights to the Southeast corner of the Haines Borough. The Model Borough boundaries are just that a model they are not written in GOLD ON STONE. A correction also needs to be made to our boundaries North of Burners Bay to follow the ridge line there as well. As for the people who live or have hunting cabins and homes when they sell they will sell into the Juneau market not Angoon, Haines or Hoonah. These homes and cabins were and are serviced by Juneau and if we were not here at most only a very few would be there. As is true of those who have property in the Taku River area. My reason for wanting to include the Northern half of Admiralty Island is, I was aware that the mineral claims at Greens Creek were likely to be developed as they have been and that there were also claims in the Funter Bay area. All of these areas and cabins are serviced out of Juneau and would find it almost impossible to exist with out us. Why Cube Cove because the trees will grow again and be available to cut in 100 to 150 years if wanted and this will most likely be out of Juneau. let me point our again that a Borough is to include the areas that it services and almost none of these homes or cabins would be there if Juneau were not here.

Ken you may share this with anyone you want. Albert Shaw 586-1602



# Angoon Community Association

P.O. Box 328 ~ Angoon, Alaska 99820

Phone: (907)788-3411 ~ Fax: (907) 788-3412

January 19, 2018

Melissa Kookesh, Chairperson  
Kootznoowoo, Inc.  
8585 Old Dairy Road, Suite 104  
Juneau AK, 99801

Ms. Kookesh,

Angoon is requesting your assistance in stopping the move by Juneau and Petersburg to annex lands on Admiralty Island National Monument (AINM). As you know, AINM was established by our respected elders to preserve the Island in its pristine state. In the past, our respected elders did not want Admiralty Island to be logged. Angoon requested to trade lands elsewhere, and that move was a complete success as the village corporation selected land elsewhere.

For your convenience, we have included Resolution 18-02 addressing the Proclamation 4611 (1978) by former President Jimmy Carter for any person or organization to adhere to the Public Laws stated within the Proclamation.

Your help to stop Juneau and Petersburg from annexing land on Admiralty Island National Monument would be greatly appreciated.

Thank you.

Sincerely,



Albert Howard, ACA Tribal President

## *Angoon Community Association*

P.O. Box 328 ~ Angoon, Alaska 99820

Phone: (907)788-3411 ~ Fax: (907) 788-3412

January 22, 2018

Good evening, my name is Albert Howard.

Currently, I am the President of Angoon Community Association (ACA) the local IRA that has been established in 1932, and ratified in 1935. Which was at a time and by our elders, the only form of government.

I am here in response to the City and Borough of Juneau's idea of wanting to annex further onto the Admiralty Island National Monument.

The original Alaska Constitution wording stated that in order for a city to annex lands, the "land had to be contiguous and could not cross over waterways." We need an update as to when, why and by whom the Alaska Constitution was amended.

The current allowing of the pollution of the lands and waters within the Borough is a good demonstration as to why Juneau should not be allowed to annex further onto the Admiralty Island National Monument (AINM). Which only caused irreparable harm to the lands and waters of AINM.

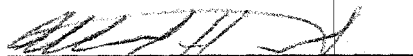
In cooperation with our respected elders, in 1978, president Jimmy Carter established the Admiralty Island National Monument in Proclamation 4611 and in 1980, Congress of the United States of America ratified the 1978 presidential Proclamation, which is now known as a Public Lands Law.

And according to ANILCA, Article VIII states: **§801. The Congress finds and declares that--**

- (1) the continuation of the opportunity for subsistence uses by rural residents of Alaska, including both Natives and non-Natives, on the public lands and by Alaska Natives on Native lands is essential to Native physical, economic, traditional, and cultural existence and to non-Native physical, economic, traditional, and social existence;**

To annex those lands into a borough would be standing against a law made by Congress of the United States of America, as ANILCA was put into place by an act of Congress. And, if put into a borough status, that would disallow natives and non-natives their right to subsist, as the City and Borough of Juneau is not recognized as a rural community, therefore, no subsistence rights. Which makes Admiralty Island National Monument lands ineligible for annexation, due to the many legal ramifications to changing the congressional laws made for the island. So, to annex those lands, it would disqualify any residents that live on the entire island from their subsistence status. Which is why we oppose the annexation of the island not only for Angoon residents but other non-natives living on the island.

Sincerely,



Albert Howard, ACA President

# Angoon Community Association

P.O. Box 328 -- Angoon, Alaska 99820

Phone: (907) 788-3411 - Fax: (907) 788-3412

## IRA COUNCIL MEMBERS

Albert Howard, President  
Jeannette Kookesh, Vice President  
Kevin Frank, Secretary  
Mary Jean Duncan, Treasurer  
Peter Duncan, Council Member  
Edward Jaek, Council Member  
Alan Zuboff, Council Member

**A RESOLUTION ADDRESSING THE PROCLAMATION 4611 (1978)  
BY FORMER PRESIDENT JIMMY CARTER IN REGARD TO THE PUBLIC LAWS  
OF ADMIRALTY ISLAND NATIONAL MONUMENT.**

### RESOLUTION 18-02

WHEREAS: the Angoon Community Association (IRA) is a duly constituted Indian Tribe, organized Pursuant to the authority of Section 16 of the Act of Congress June 18, 1934; (48 Stat. 984), as amended by the Acts of Congress June 15, 1935; (49 Stat. 378) and May 7, 1936, (49 Stat. 1250a), and

WHEREAS: the Angoon Community Association (ACA) is the governing body of the Angoon Tribe in accordance with its Constitution, By-Laws and has the authority to establish relationships and enter into agreements for the benefit and well-being of the Angoon Community Association, and

WHEREAS: Angoon is the only community in the United States situated on a National Monument, and

WHEREAS: the respected elders of Angoon wanted to preserve the natural wilderness of Admiralty Island, and

WHEREAS: the elders fought a good fight with the help of the Sierra Club to preserve the island in its natural state, and

WHEREAS: As a result of their efforts, Admiralty Island became a National Monument, so, is now known as the "Admiralty Island National Monument" (AINM), and

WHEREAS: the City & Borough of Juneau is proposing to select land on Northern Admiralty Island to include those lands in the City & Borough of Juneau, and

WHEREAS: the City & Borough of Petersburg is proposing to select land on Southern Admiralty Island to include those lands in the City & Borough of Petersburg, and

WHEREAS: the proposed land selections by the City & Borough of Juneau and Petersburg are on Admiralty Island, and

Resolution 18-02

WHEREAS: an excerpt from the Proclamation 4611 (1978) by Jimmy Carter, states on the 11<sup>th</sup> paragraph; "All lands, including submerged lands, and all waters within the boundaries of this Monument are hereby appropriated and withdrawn from entry, location, selection, sale or other disposition under the public land laws, other than exchange. There is also reserved all water necessary to the proper care and management of those objects protected by this Monument and for the proper administration of the Monument in accordance with applicable laws.", and

WHEREAS: another excerpt on the 14<sup>th</sup> paragraph of the Proclamation, further states; "Warning is hereby given to all unauthorized persons not to appropriate, injure, destroy or remove any feature of this Monument and not to locate or settle upon any of the lands thereof.", and

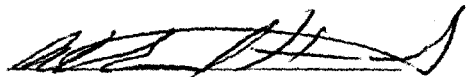
WHEREAS: a copy of the Proclamation 4611 (1978) by Jimmy Carter is included with this resolution number 18-02, therefore

BE IT RESOLVED: it is the wish of the Council of the Angoon Community Association to request the assistance of the Secretary of Interior and the Assistant Secretary of Interior to not allow any land selection on Admiralty Island National Monument by the City & Borough of Juneau & Petersburg or any other organization, and

BE IT FINALLY RESOLVED: this resolution will be in place until it is rescinded by another resolution.

CERTIFICATION

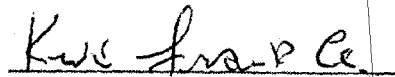
SIGNED:



Albert Howard, President

I, the undersigned, as the Secretary of the Angoon Community Association hereby certify that the Council of the Angoon Community Association is composed of seven (7) members, of whom five (5) constitutes a quorum were present at a meeting duly and regularly called, noticed, convened and held this 10th day of January, 2018; and that the foregoing resolution No. 18-02 was adopted at such meeting by a vote of \_\_\_\_ Yeas, \_\_\_\_ Nays, \_\_\_\_ abstentions and absence(s).

ATTEST:



Kevin Frank, Secretary

## Admiralty Island National Monument

*By the President of the United States of America*

**A Proclamation**

Admiralty Island is outstanding for its superlative combination of scientific and historic objects. Admiralty Island contains unique resources of scientific interest which need protection to assure continued opportunities for study.

Admiralty Island has been continuously inhabited by Tlingit Indians for approximately 10,000 years. Archeological sites and objects are plentiful in the areas of Angoon, Chaik Bay, Whitewater Bay and other bays and inlets on the island. These resources provide historical documentation of continuing value for study. The continued presence of these natives on the island add to the scientific and historical value of the area.

The cultural history of the Tlingit Indians is rich in ceremony and creative arts and complex in its social, legal and political systems. Admiralty provides a unique combination of archeological and historical resources in a relatively unspoiled natural ecosystem that enhances their value for scientific study.

Subsequent to exploration and mapping by Captain George Vancouver at the end of the 18th century, Russian fur traders, Yankee whalers, and miners and prospectors have left objects and sites on Admiralty which provide valuable historical documentation of white settlement and exploitation of the island and its resources. Admiralty Island is rich in historic structures and sites, including whaling stations, canneries, old mining structures and old village sites, for example, Killisnoo Village where a whaling and herring saltery station were established in 1880.

Unusual aspects of the island ecology include its exceptional distribution of animal species, including dense populations of brown bears and eagles, but excluding entirely—because of the island's separation from the mainland—a large number of species indigenous to the general area. This peculiar distribution enhances the island's value for scientific study.

The unique island ecology includes the highest known density of nesting bald eagles (more than are found in all the other States combined); large numbers of Alaska brown bear; and the largest unspoiled coastal island ecosystem in North America. Admiralty Island was added to the Tongass National Forest in 1909, and specific portions of the island have been designated as bear and eagle management areas and numerous scientific studies of the bear and eagle habitat have been conducted by scientists from around the world. The island is an outdoor living laboratory for the study of the bald eagle and Alaska brown bear.

Protection of the entire island, exclusive of the Mansfield Peninsula, is necessary to preserve intact the unique scientific and historic objects and sites located there. Designation of a smaller area would not serve the scientific purpose of preserving intact this unique coastal island ecosystem.

Hunting and fishing shall continue to be regulated, permitted and controlled in accord with the statutory authorities applicable to the Monument area.

Section 2 of the Act of June 8, 1906 (34 Stat. 225, 16 U.S.C. 431), authorizes the President in his discretion, to declare by public proclamation historic landmarks, historic and prehistoric structures, and other objects of historic or scientific interest that are situated upon the lands owned or controlled by the government of the United States to be National Monuments, and to reserve as part thereof parcels of land, the limits of which in all cases shall be confined to the smallest area compatible with the proper care and management of the objects to be protected.

NOW, THEREFORE, I, JIMMY CARTER, President of the United States of America, by the authority vested in me by section 2 of the Act of June 8, 1906, (34 Stat. 225, 16 U.S.C. 431), do proclaim that there are hereby set apart and reserved as the Admiralty Island National Monument all lands, including submerged lands, and waters owned or controlled by the United States within the boundaries of the area described on the document entitled "Admiralty Island National Monument (Copper River Meridian)", attached to and forming a part of this Proclamation. The area reserved consists of approximately 1,100,000 acres, and is the smallest area compatible with the proper care and management of the objects to be protected. Lands, including submerged lands, and waters within these boundaries not owned by the United States shall be reserved as a part of the Monument upon acquisition of title thereto by the United States.

EXHIBIT I

All lands, including submerged lands, and all waters within the boundaries of this Monument are hereby appropriated and withdrawn from entry, location, selection, sale or other disposition under the public land laws, other than exchange. There is also reserved all water necessary to the proper care and management of those objects protected by this Monument and for the proper administration of the Monument in accordance with applicable laws.

The establishment of this Monument is subject to valid existing rights, including, but not limited to, valid selections under the Alaska Native Claims Settlement

Act, as amended (43 U.S.C. 1601 *et seq.*), and under or confirmed in the Alaska Statehood Act (48 U.S.C. Note preceding Section 21).

Nothing in this Proclamation shall be deemed to revoke any existing withdrawal, reservation or appropriation, including any withdrawal under section 17(d)(1) of the Alaska Native Claims Settlement Act (43 U.S.C. 1616 (d)(1)), however, the National Monument shall be the dominant reservation. Nothing in this Proclamation is intended to modify or revoke the terms of the Memorandum of Understanding dated September 1, 1972, entered into between the State of Alaska and the United States as part of the negotiated settlement of *Alaska v. Morton*, Civil No. A-48-72 (D. Alaska, Complaint filed April 10, 1972).

Warning is hereby given to all unauthorized persons not to appropriate, injure, destroy or remove any feature of this Monument and not to locate or settle upon any of the lands thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this first day of December, in the year of our Lord nineteen hundred and seventy-eight, and of the Independence of the United States of America the two hundred and third.

JIMMY CARTER

EXHIBIT I

**From:** Beth Leibowitz  
**To:** [Borough Assembly](#)  
**Subject:** Borough annexation plan  
**Date:** Monday, January 22, 2018 5:56:02 PM

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Dear Assembly Members:

Please reject the annexation of the Admiralty Island parcels you are considering. The people living in Funter Bay are not, as far as I know, beneficiaries of CBJ services, so putting them on the tax rolls is oppressive. Further, the residents of Angoon are traditional users of the land and oppose this annexation. I believe they do so with good reason, as CBJ's interests in economic development are not compatible with their traditional uses. Attaching this land to CBJ in the face of their opposition strikes me as disrespectful, at best.

Among land users on Admiralty, the only potential beneficiary of annexation appears to be the Greens Creek Mine. The mine should work within its current footprint, rather than having CBJ annex land for its benefit, and its interests should not outweigh those of other users on Admiralty.

Beth Leibowitz  
9123 N Douglas Hwy  
Juneau, Alaska

EXHIBIT I

**From:** Debbie White  
**To:** [Borough Assembly](#)  
**Subject:** Borough Boundaries  
**Date:** Monday, January 22, 2018 3:27:35 PM

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Hello -

I've spent a great deal of time reviewing the documentation regarding potential expansion of the CBJ boundaries. I think it would be good for all of you to review objections and questions raised in the past, as it may help you see to the future.

This question came up a little over 10 years ago (2006 - 2007. Residents of the outlying areas of Funter Bay, Horse Island, and Colt Island were very opposed to becoming part of the borough. Their reasoning then still stands today. I would encourage the assembly to review the reports from the last CBJ Annexation Study Commission.

Perhaps some of these people buy their groceries or fuel in Juneau. If they do, you collect sales taxes from them already. You aren't going to offer them services of any kind, other than perhaps charging them fees. Is CBJ going to do building inspections in Funter Bay? Do you have a boat with which to respond and provide other services?

Make sure you can respond to the questions on this page:

<https://www.commerce.alaska.gov/web/dcra/LocalGovernmentOnline/MunicipalGovernment/AnnexationtoBoroughGovernment.aspx>

Here's a small clip from that website. The bold emphasis is mine though:

"Annexation to a borough" means to add territory to the boundaries of a borough government's authority. **Annexation results in the extension of borough services, regulation, voting privileges, and taxing authority to the annexed area.** There are six methods available for borough annexation. In most cases, the area to be annexed must be next to the boundaries of the annexing borough. State law requires certain standards and procedures be followed for annexation.

What services are you going to provide to people in Funter Bay, or on Horse and Colt Islands?

Additionally, your continued pursuit of this land grab has offended our neighbors in Angoon. I lease my office from their village corporation, Kootznoowoo. I work in Angoon regularly, and I have friends there. The resolution passed by the Angoon City Council, plus their refusal to meet with the CBJ Assembly, and the letter they wrote you should be enough to make you understand how much you have offended our neighbors. Juneau is supposed to be a good neighbor to the outlying areas.

Please, just drop this idea, or at least remove any additional lands on Admiralty Island, Horse and Colt Islands.

Debbie White, Broker/Owner  
Southeast Alaska Real Estate  
8585 Old Dairy Road #102  
Juneau, AK 99801

907-789-5533 Office  
907-789-5504 Fax  
907-723-9886 Direct/Cell





## **Janet Clarke Kennedy-Public Testimony annexation of Funter Bay, January 22, 2018**

Mayor Koelsch and Members of the Assembly:

My name is Janet Clarke Kennedy, I have a house in Juneau at 8787 Duran St. and a residence in Funter Bay.

This is the second time I've been actively involved in opposing annexation of Funter Bay. In 2006 the Mayor created a CBJ Annexation Study Commission-the Commission worked for over a year with many public hearings and produced hundreds of pages including data collection, public comment, analysis and recommendations. One of the final recommendations (which the Assembly adopted) was to NOT include Funter Bay in any annexation and to consult with Angoon before proceeding with annexing more of Admiralty Island. I recommend the current Assembly review materials from the Commission before a decision is made on the current proposal. Annexation of Funter Bay seems to be similar to the Capital Move debate-even when we feel it's been dealt with and defeated it pops up again.

There are a number of reasons why I oppose annexation of Funter Bay: Article X Section 3 of the Alaska Constitution provides that each Borough must embrace an area and population with common interests to the maximum degree possible. The current annexation proposal fails that provision for these reasons:

1. Geography matters. Funter Bay may look like a close spot to Juneau on a map, but it is fairly remote. The opening to the bay faces west, looking out on Pt. Couverden, Pt. Howard and on a good day the Fairweather range. The weather is different, less rain more open clear skies and different weather patterns. Different bodies of water, Chatham Strait and Icy Straits impact the water around Funter Bay. Geography is not in common.

2. Funter Bay has its own unique history, separate from Juneau. From mining, fishing and cannery work to the internment camps. The history of Funter Bay is unique from Juneau.
3. Funter Bay is in wilderness country. Residents have to learn to live with wild animals. When an Admiralty brown bear walks on your property or chases a dog residents have learned to live with the consequences and to “get along” with our wild neighbors.
4. When living in Funter Bay residents are responsible for all basic aspects of life. It’s a very subsistence or “back to basic” life style. We are responsible for clean water, water systems, heating, any repairs or maintenance and food. Any large items have to come via expensive landing crafts. There are no roads to Juneau and a boat trip is well over an hour even for the fastest crafts. Funter Bay life-style has little in common with Juneau.
5. One of the rationales for annexation of Funter Bay is that Juneau is a hub for transportation and supplies. But Juneau is a hub for all northern southeast communities too, so that is not an adequate reason for annexation.
6. The Model Borough study is also identified as a reason for annexation of Funter Bay, but if you read the study it states that “model” boroughs are used as a frame of reference in the evaluation for petitions and the model borough boundaries are not rigid or unchangeable. So, just because Funter Bay is in a model borough for CBJ does not mean that is the only option.

For all of these reasons, I oppose CBJ annexation of Funter Bay. Frankly, Funter Bay and the rest of Admiralty Island have more in common with Angoon than Juneau.

Thank you.

**KOOTZNOOWOO**  
INCORPORATED



Kootznoowoo, Inc. Corporate Resolution No. 2018-02  
January 22, 2018

**A RESOLUTION TO OPPOSE THE ANNEXATION OF  
ADMIRALTY ISLAND BY ANY OUTSIDE BOROUGH OR COMMUNITY**

**WHEREAS**, Kootznoowoo, Inc. is an ANCSA Village Corporation for the indigenous Tlingit people of Angoon, Alaska located on Admiralty Island; and

**WHEREAS**, Kootznoowoo, Inc. joins the City of Angoon and Angoon Community Association in opposition to the City & Borough of Juneau's annexation petition of any portion of Admiralty Island; and

**WHEREAS**, Article X, Sec. 3 of the Alaska Constitution requires the state to be divided in boroughs, organized or unorganized. The standards shall include population, geography, economy, transportation, and other factors which encompass an area and population with common interest to the maximum degree possible; and

**WHEREAS**, the City & Borough of Juneau's annexation petition of any portion of Admiralty Island does not embrace an area and population with common interests to the maximum degree possible because residents of Angoon have customarily and traditionally used the resources consistent with Article 8, Sec. 506 of Alaska National Interest Lands Conservation Act (ANILCA) on Admiralty Island since time immemorial; and

**WHEREAS**, in 1978, President Jimmy Carter established the Admiralty Island National Monument in Proclamation 4611, and in 1980, Congress ratified the 1978 Presidential Proclamation and directed that "subject to valid existing rights... [the Secretary of Agriculture was to manage the Admiralty Island National Monument] to protect objects of ecological, cultural, geological, historical, prehistorical, and scientific interests." In addition, congress later changed Admiralty Island again with S.2543-Admiralty Island National Monument Land Management Act of 1990 placing management rights with Kootznoowoo, Inc.; and

**WHEREAS**, the residents of Angoon and shareholders of Kootznoowoo, Inc. are responsible for protecting Admiralty Island's fish and wildlife habitat in a natural state, not the residents of Juneau; therefore, it is essential to keep Admiralty Island as a National and International treasure and essential for the health and culture of the residents of Angoon and shareholders of Kootznoowoo, Inc. as per Article VIII, Sec. 4 of the Alaska Constitution, which will allow for the annexation of Admiralty Island into a borough with common interests that includes the City of Angoon now or in the future;

**NOW THEREFORE BE IT RESOLVED**, that Kootznoowoo, Inc. in cooperation with the City of Angoon, Angoon Community Association and residents of Funter Bay by this resolution formally oppose the annexation of any portion of Admiralty Island, and, as the only permanent

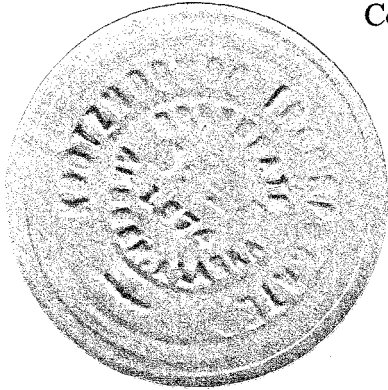
year-round recognized establishment on Admiralty Island, the residents of Angoon reserve the rights to claim borough status to Admiralty Island on behalf of the residents of Angoon and Admiralty Island.

APPROVED  DISAPPROVED  TABLED

AYES  NAYS  ABSENT  ABSTENTION

H. Jean Hogue  
Corporate Secretary

Michael...  
Chair



**From:** "domadmin@juneau.org"  
**To:** [Borough Assembly](#)  
**Subject:** Connect with City Hall - proposed annexation  
**Date:** Monday, January 22, 2018 10:38:41 AM

**Subject**

proposed annexation

**This comment is a**

Complaint

**CBJ Department (select the department involved)**

Assembly

**Date of Incident or Problem**

01/22/2018

**Time of Incident or Problem**

12:00 am

**Location of Incident or Problem**

Juneau City &amp; Borough

**Comments or Problem Description**

Dear Mayor Koelsch and CBJ Assembly members

Phil Emerson shared with me the mayor's response to his letter. May I respectfully say:

Funter Bay is already in a borough—the Unorganized Borough that was created at statehood specifically to deal fairly with remote areas such as Admiralty Island with little population, no economic base, and no need for complicated, expensive layers of government. The state specifically determined NOT to have counties as in the lower 48, and the LBC requirements also affirm this.

I can only assume that you are all trying to make a fair decision, but I feel you are being misled by maps and straight lines that do not appear to be based on a solid understanding of either the areas involved, or the responsibilities Juneau Borough will take on (or fail to fulfill) if the petition goes through as now proposed. As I understand it, the “model borough” boundaries were intended only as potential guidelines, not something to which any urban borough has “rights” decades later. Perhaps you feel it's unfortunate that Juneau “lost out” to Petersburg on a small area of the mainland, but is that a decent reason to subject the people of Admiralty island to an irrevocable decision that will change the nature of that area forever? Forever!

I urge all of you—all of you— to think about the people and the wilderness nature of Admiralty Island, not pretty maps and lines that do not show important features of the area. As a Juneau taxpayer I also urge you to keep in mind what Juneau is committed to do (and in many cases has not yet done) for the people already in the Borough.

I also hope you will take time to hear the concerns of the people who will take time out of their lives to testify at your meeting this evening. Their testimony and the letters many of us have sent you speak clearly to the legal, ethical, and financial implications of the petition as now proposed.

Sincerely,

Marjorie H. Osborn

P.O. Box 211448

Auke Bay, AK 99821

**Would you like us to contact you or is this message just a comment?**

Contact Me

**Name**

Marjorie Osborn

**Address**

P.O. Box 211448  
Auke Bay 99821  
[Map It](#)

**Phone**

(907) 321-2731

**Email**

[margeinalaska@gmail.com](mailto:margeinalaska@gmail.com)

4410 N Douglas Hwy.  
Juneau, AK 99801  
January 21, 2018

Borough Assembly  
155 S. Seward St.  
Juneau, AK 99801

CBJ CLERK  
JAN 22 2018  
RECEIVED

Response to Resolution of the City and Borough of Juneau, Alaska—Serial No. 2817 Authorizing the Filing of an Annexation Petition with the Local Boundary Commission.

For the last 30 years, our family has owned two parcels of remote land on Admiralty Island, north of Funter Bay (area D on map). When we purchased the land there were no services provided, no roads, water, sewer, electricity, telephone, police, fire, or utilities. And we did not expect any during our lifetime. We already pay property and sales taxes for our home in Juneau.

We are 100% opposed to the annexation of areas D, C, and B of the annexation petition. There are no possible benefits to owners of remote properties by this annexation petition and none in the foreseeable future. If remote properties are annexed, property owners will be taxed but will receive absolutely no benefits and will be forced to comply with CBJ building codes and permitting processes.

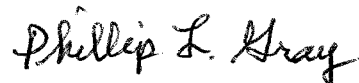
I am very concerned that many people who own remote property on Admiralty Island or who lease land from the U.S. Forest Service may not be aware of the annexation petition. I think only the U.S. Forest Service knows where all the cabin leases are located. They have the records. When I recently asked for names, addresses and contact information, I was told the U.S. Forest Service staff would not provide it. The only way to get this information on leaseholders is to file a Freedom of Information Act request with the U.S. Forest Service.

We believe the total cost to the City and Borough of Juneau to annex and assess property values for all the remote properties involved will far exceed any income from property taxes for the foreseeable future.

We are aware of the objection of the Village of Angoon to the CBJ annexation petition. There are some who feel Angoon should have more control of Admiralty Island land than Juneau. I don't believe annexation should proceed until this dispute is settled.

We prefer annexing area A and leaving remote property owners in area D, C, and B, alone until such time as someone discovers a new mineral deposit or it otherwise become necessary to annex the land.

Thank you <sup>FOR</sup> considering my suggestions.



Phillip L. Gray

EXHIBIT I

**From:** "domadmin@juneau.org"  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Monday, January 22, 2018 9:51:47 AM

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**Select Recipient**

Entire Assembly

**Your Name**

Scott Spickler

**Contact Information**

Email

**Email**

[sspickler@gmail.com](mailto:sspickler@gmail.com)

**Subject of Message**

Annexation of Horse/ Colt islands/ Funter Bay,etc

**Message**

I understand the desire for the CBJ to apply for the annexation of the above properties to get in ahead of any other community applying for them....that being said, taxing the properties because you can do so without providing any type of service doesn't make it right.

The response that is typically bandied about on this topic is that the Taku River and Shelter island residents are taxed for their remote property. However, as I understand it, those lands were sold with the purchasers knowing they were considered part of the CBJ borough for property tax purposes. That makes it a different situation than the current path you are taking to annex and tax without representation on the proposed lands.

The CBJ may as well start taxing pleasure boats that have a head and sleeping quarters, they after all are just a mobile cabin that could help feed the treasury at the CBJ. Couldn't you annex without levying a tax?

Thank you,

Scott Spickler  
10754 Horizon Dr.  
Juneau, AK. 99801  
789-3780



**Laurie Sica**

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**From:** Brian Blomquist <brian.blomquist@oneofwe.us>  
**Sent:** Tuesday, January 23, 2018 12:30 PM  
**To:** Borough Assembly  
**Cc:** Rorie Watt; Amy Mead  
**Subject:** CBJ Annex  
**Attachments:** 2007-01-10\_Final\_Annexation\_Study\_Commission\_Report\_Findings.pdf; 3-28-06\_Funter\_Bay\_Prop\_owners.pdf; 2006-02-19\_Funter Bay.pdf; 012406Emerson.pdf

Thank you for your audience last night. I appreciated the chance to add what information I could in my three minutes. It was clear that most of the assembly members weren't well informed of the LBC annexation process or the CBJ's own studies and past positions on annexation of remote wilderness areas. The LBC annexation process is much more involved than acquiring a building or crab harvest permit and will involve many SOA and CBJ staff and Assembly hours to work through this annex process and even more to transition the proposed areas in the unlikely event the petition is approved.

I think the city is in a weak position with respect to areas B,C, and D according to the Alaska Constitution's guidance and It also should be clear that the annexation of B,C, and D will be strongly contested by Admiralty's native population and rural property owners. At best CBJ will have to invest a great amount of energy and tax dollars for the slim chance to provide the service of taxation 😊 to rural areas adding to the large and growing number of residents with a sour taste in their mouths from the current inequitable mill rates imposed on residents off the road system.

The idea that Juneau's surrounding areas need to be annexed as soon as possible so that we aren't beat to the punch is not well founded considering the areas proposed and to the contrary makes CBJ appear to be aggressive towards neighboring communities who may respond by initiating their own annexations or borough consolidations to avoid being swallowed up by a community with different cultural and socio-economic realities.

My interest is not only with protecting my property in Funter but also to avoid the cost to taxpayers and the ill-will to our neighbor's that will be incurred considering the reasonable potential that CBJ will lose the petition in whole or part anyway. To avoid more unwanted black eye's for CBJ+annexation attempts I recommend the Assembly reconsider a petition submittal including areas B,C, and D until the members have made themselves more familiar with the LBC process, the findings of CBJ's own 2007 Annexation Study (attached), and have conducted a thorough cost benefit analysis of submitting a petition at all.

Brian Blomquist  
(907)957-6531

**CBJ ANNEXATION STUDY COMMISSION****REPORT TO THE MAYOR AND ASSEMBLY ON THE  
COMMISSION'S ACTIVITIES, FINDINGS, AND RECOMMENDATIONS**

January 10, 2007

**I. Introduction**

Mayor Bruce Botelho created the CBJ Annexation Study Commission by order dated December 6, 2005. The Commission was tasked to undertake a public process to consider and make recommendations on whether the CBJ should annex all or part of the territory within the CBJ's model borough boundaries as established by the State of Alaska's Local Boundary Commission (LBC). The Commission's purpose statement was as follows:

*The purpose of the commission is to study and make recommendations to the Assembly concerning (a) whether the CBJ should file a petition to annex territory within the 'model borough boundaries' of the CBJ, and (b) if so, what territory should be proposed for annexation and by what procedure.*

The Mayor's order called for the Commission to submit a report on its activities, findings, and recommendations to the Mayor and Assembly by December 1, 2006. At the request of the Commission, the Mayor extended the December 1 deadline to accommodate the schedules of the members and staff for completing work on the report. This report was adopted by the Commission at its final meeting on January 10, 2007.

The attachments to this report include the Mayor's order, the agendas and minutes of the Commission's meetings, the maps developed by the Commission (including Map 6, which shows the Commission's recommended ideal borough boundaries for Juneau in the future), and other background information. The complete file on the Commission's work is available at the Community Development Department.

**II. Activities of the Commission****A. Proceedings**

George Davidson served as the Chairman of the five-member Commission. The other members of the Commission were Vice-Chairman Sandy Williams,

Steve Sorensen, Errol Champion and Caren Robinson. The Commission held eleven public meetings starting with its organizational meeting on December 21, 2005. Staff support was provided by Peter Freer, Planning Supervisor at the Community Development Department, and Barbara Ritchie, Assistant City and Borough Attorney.

The Commission solicited comments from the public and property owners, and considered presentations on a variety of issues by service providers, regulators, CBJ staff, and LBC staff. The Commission provided an opportunity for public comment at all of its meetings. In addition, the Commission established a webpage on the CBJ's website where staff regularly posted meeting announcements, minutes, correspondence to and from members of the public, maps, and other pertinent information.

The Commission's webpage is located at:

[http://www.juneau.org/clerk/boards/Annexation\\_Study\\_Commission/CBJ\\_Annexation\\_Study\\_Commission.php](http://www.juneau.org/clerk/boards/Annexation_Study_Commission/CBJ_Annexation_Study_Commission.php).

## **B. Topics and Issues Considered**

The Mayor's order creating the Commission identified five areas of inquiry. The Commission agreed that it would address the specific criteria for annexation as it considered the Mayor's order. These areas are set out below, followed by a short discussion of the Commission's work on that topic.

1. *Research and evaluate possible proposed boundaries for territory to be annexed, with emphasis on consideration of the "model borough boundaries" for the CBJ as established by the LBC.*

The Commission received a three-ring binder of material at its December 21, 2005, organizational meeting. The packet included the order creating the Commission, the LBC Model Borough Boundary Study prepared in 1997, information on the procedures for petitioning for annexation, the CBJ's 1989 petition to annex Greens Creek, and other related materials.

At its meeting on January 5, 2006, the Commission reviewed the LBC's Model Borough Boundary Study and met with Dan Bockhorst, lead staff to the LBC. Mr. Bockhorst provided a history of borough formation in Alaska, explained the origin and purpose of the model borough boundaries, and provided an update on municipal boundary activity in Southeast Alaska.

The model boundaries are significant under the regulatory standards for annexation. 3 AAC 110.190(c) provides: “*Absent a specific and persuasive showing to the contrary, the commission will not approve annexation of territory to a borough extending beyond the model borough boundaries developed for that borough.*”

Several Southeast municipalities – Ketchikan, Wrangell, Petersburg, and Hoonah – are undertaking or considering borough incorporation or annexation. Neither the Ketchikan Gateway Borough annexation petition nor the Wrangell borough incorporation petition identifies boundaries that overlap or otherwise affect the CBJ model borough boundaries. The prospective Petersburg borough incorporation petition and the Initial Glacier Bay-Chatham Borough Feasibility Study are of particular interest to the CBJ, as both proposals include territory that is within the CBJ model borough boundaries.

It is notable that all of the boundary actions and studies underway in the region, including the boundaries recommended in this report, represent departures from the model borough boundaries identified by the Local Boundary Commission in its 1997 report.

**The City of Petersburg** intends to petition for the incorporation of a home rule borough some time early in 2007. The proposed northern boundary of this borough would abut the existing southern CBJ boundary near Tracy Arm, including a significant amount of territory that is outside the Petersburg/Wrangell model borough boundaries and within the CBJ model borough boundaries. If approved as prepared, the Petersburg petition would essentially end the prospects of CBJ annexation on the mainland south of the existing CBJ boundary. A map of the proposed Petersburg boundaries is attached to this report. See Attachment F.

**The City of Hoonah** prepared an Initial Feasibility Study for a proposed Glacier Bay-Chatham Borough in June, 2006. The study area runs from Cape Fairweather on the Gulf Coast to the Coronation Islands below Port Alexander and includes all of Admiralty Island not now within the CBJ boundaries. The Mansfield Peninsula (including Funter Bay), a small portion of Admiralty Island south of the Greens Creek mine, and the Glass Peninsula/Seymour Canal, which are now located within the CBJ model borough boundaries, are included within the Glacier Bay-Chatham study area.. An illustration of the boundary is attached to this report. See Attachment F.

A follow-up borough feasibility study is underway and is expected to be completed in early/mid 2007. It is unknown when, or if, a borough incorporation petition will be submitted to the Local Boundary Commission as a result of this effort.

The Commission concluded that the model borough boundaries for the CBJ as identified by the LBC are fundamentally correct “as is” and reflect an area of interest more closely tied to Juneau than to other municipalities. This conclusion was based on Juneau’s role as a transportation, supply, services and communication hub for property owners at Funter Bay and on Horse and Colt Islands, and the fact that Goldbelt Corporation, the Juneau-based Urban Native Corporation established under ANCSA, has land holdings at Hobart Bay.

The Commission identified several modifications to the CBJ’s model borough boundaries, which are addressed in the findings section of this report.

2. *Research and evaluate the community of interests between the territory proposed to be annexed and the existing CBJ boundaries, including social, cultural, and economic characteristics and activities, and communication media and land, water, and air transportation facilities.*

Many CBJ residents own property on the Taku River and on Shelter Island within the existing CBJ boundaries. Many CBJ residents also own property outside but near the current CBJ boundaries, including in Funter Bay and on Horse and Colt Islands, and other dispersed locations on Admiralty Island and on the mainland. Juneau serves as the supply, transportation, and services center for all of these outlying areas, which characteristically do not have many year-around residents, but instead have non-resident property owners.

Economic, transportation and social linkages to Juneau are well-established, with Juneau providing employment, facilities, goods and services, and very limited emergency medical response to outlying areas. There is no scheduled air or marine service to locations within the model borough boundary area for Juneau, such as Funter Bay or Hobart Bay, although air charter services are readily available to destinations throughout and beyond the borough. The economic activity generated by a logging camp, tourist destination, or remote mine could prompt scheduled transportation services in the future. Radio coverage from KINY-AM, KJNO-AM and KTOO-FM reaches some of the model borough boundary area. The only certain means of communication within many areas of the CBJ model borough boundary area is via satellite telephones.

The Juneau ANCSA (Alaska Native Claims Settlement Act) corporation, Goldbelt Corporation, is the primary surface estate owner at Hobart Bay. Goldbelt

employed shareholders at Hobart Bay during its logging operations in that area in the 1980's and '90's. These operations were supported, in part, by personnel, supplies and equipment delivered through Juneau. Goldbelt has considered developing tourism facilities at Hobart Bay and has prepared conceptual plans for a destination-style cruise ship development.

Gary Droubay, Goldbelt's Chief Executive Officer, attended the Commission's meeting on May 3, 2006. He stated that Goldbelt did not want its land holdings at Hobart Bay to be in a borough and that it would oppose a petition to annex or incorporate that property unless the benefits from property taxation could be clearly demonstrated. Goldbelt's property at Hobart Bay is currently located within the model borough boundaries of both Juneau and Petersburg. Mr. Droubay stated that Goldbelt would prefer that its land at Hobart Bay remain in the unorganized borough, but if the land were to be included in a borough by annexation or borough incorporation, it would prefer that the land be in one borough rather than in two.

There is little economic activity at the present time within the Juneau model borough boundary area. Logging was concluded at Hobart Bay about ten years ago and tourism development of the property is now in the early stages. A tourist lodge operates seasonally on Colt Island and tourist excursion activity occurs regularly to Tracy Arm and Ford's Terror. Active mining operations and development occurs within the current CBJ boundaries at Greens Creek and Kensington/Jualin. At least one company, Century Mining, has shown interest in exploring old prospects in the Juneau area, one of which is across Hawk Inlet from Greens Creek, just outside the current borough boundaries.

Commissioners discussed the National Forest Receipts Program as an incentive for annexation. Additional National Forest acreage within the borough boundaries could result in a greater annual forest receipts payment to the CBJ; however, the program was not re-authorized in the recently-recessed 109th Congress. It appears there will be an attempt to re-authorize the program in an omnibus spending bill in February of 2007, and it is possible that the funding formula could be amended if the program is re-authorized. Commissioners did not believe that the prospect of increased payments from the program offered a strong incentive for annexation, particularly given the uncertain future of the program.

*3. Research and evaluate the population characteristics of the proposed borough after annexation.*

There is almost no year-round population within the Juneau model borough boundary area. According to the state demographer, the 2000 census data shows 10 residents in the model borough boundary area. The 2005 Permanent Fund

Dividend distribution shows seventeen PFD recipients within the model borough boundary area, with the following distribution:

Funter Bay - 6  
 Colt Island - 4  
 Horse Island - 3  
 Hobart Bay - 2  
 Windham Bay - 1  
 Hawk Inlet - 1

The state demographer has not made an estimate of seasonal population within the model borough boundary area, although it is thought to be higher with seasonal use of recreational property.

4. *Research and evaluate the economy within the proposed borough boundaries, including the human and financial resources necessary to provide essential borough services on an efficient and cost-effective basis.*

The CBJ's economy, while largely based on government employment, is also diversified in the areas of tourism, mining, services, commercial fishing, and seafood processing. The CBJ possesses the human and financial resources to provide not just for essential borough services within the existing borough, but for a comprehensive and sophisticated range of services. As a unified Home Rule municipality, Juneau is efficiently organized and capable of responding to some service delivery needs and issues when required.

There is little economic activity in the CBJ model borough boundary area at the present time. Economic development that might occur in the model borough boundary area, such as tourism or resource extraction, is consistent with Juneau's overall economy and can be managed through existing administrative and regulatory structures.

The relationship of property taxation to services provided was at the heart of property owners' opposition to annexation and of major concern to the Commission. The areawide mill rate currently (FY 07) stands at 7.62 mills (\$762 per \$100,000 of assessed value), of which 6.1 mills (\$610) is used for school operations, 0.91 mills (\$91) is used for debt retirement, and 0.61 mills (\$61) is used for general government, including a portion of emergency medical transport costs. Property owners located off the CBJ road system do not pay for fire, police protection, street maintenance, transit or parks and recreation services that cost 2.55 mills in FY 07.

Local government property taxation is governed by state statute. Under state law, education is specifically identified as an areawide or borough-wide function. The state statutes require that local governments levy areawide property taxes for areawide functions. The tax levy must also be consistently applied to all of the taxable properties with a taxing area. The tax levy for debt service is to cover general obligation bond debt. Under state law, the CBJ Charter, and the CBJ Code, general obligation bond debt is secured by the full faith and credit of the borough and requires areawide voter approval. As such, debt service for general obligation bonds is an areawide liability of the CBJ.

It should be noted that while the CBJ provided 6.1 mills of financial support to the Juneau School District for FY 07, state law also provides for a reduction of state support equal to 4.0 mills of the full and true taxable property value in the borough. Thus, even though the CBJ contributed 6.1 mills, the school district is only benefiting by 2.1 mills (6.1 mills less 4.0 mills). State law requires that the 4.0 mill offset occur even if the CBJ were to choose not to levy an areawide tax in an annexed area. As such, the value of the property in an annexed area, if not taxed, would result in an areawide cost of 4.0 mills to the remaining taxpayers. The State of Alaska also requires local governments to value property at its full and true value.

Given these state statutory requirements, the FY07 areawide mill levy noted above could be restated as follows:

Support to Education	2.10 mills
General Obligation Debt Service	0.91
All Other Areawide Functions	0.61
School District Support Offset by the State	4.00
Total:	7.62 mills

All areas within the borough are subject to CBJ building codes and planning and zoning requirements. Under state law, planning, platting, and land use regulation are mandatory areawide functions.

The Commission believes that a careful balance must be struck between rates of property taxation and levels of service delivery as annexation is considered. Mr. Champion proposed a use-based approach to property taxation in an effort to reduce the tax load on outlying recreational and residential property; however, such an approach is not currently consistent with applicable state law on municipal property taxation. Mr. Champion also noted that the cost to the CBJ of identifying and assessing private properties located within the model borough boundary area (or other remote areas to be potentially annexed), so as to add those



properties to the tax rolls, could be considerable, possibly in excess of the tax revenues that would be generated, at least in the short term.

5. *Research and evaluate whether annexation of the proposed territory to the CBJ is in the best interests of the state.*

The Alaska Constitution calls for maximum local self-government with a minimum number of local governments units. Annexation of the model borough boundary area would fulfill both of these goals by extending unified home rule powers into territory in the unorganized borough already identified as within CBJ's "area of interest." State responsibility for providing education services through a Regional Education Attendance Area would be reduced as additional territory becomes included within a unit of local government. Demands on the State for services within the unorganized borough would diminish, while the opportunities for local service delivery would be enhanced.

The Commission believes that the issues and concerns raised by property owners, such as the practical aspects of service delivery in remote areas, to be significant in the CBJ's consideration of annexation. Based on the public input received, the Commission believes that a lower, or minimal, tax rate for remote areas of the borough, and specifically any territory proposed for annexation, would diminish the resistance of extra-territorial property owners to annexation.

### **C. Findings and Recommendations**

At its meeting on April 5, the Commission discussed boundaries that it might recommend in its report to the Assembly and how to go about the process of developing its findings and recommendations. Chairman Davidson had prepared a memorandum dated March 2 setting out his views for discussion and a map showing a possible boundary configuration.

Chairman Davidson expressed his belief that the Commission was not bound to looking only at the LBC's model borough boundaries for the CBJ. He suggested the Commission also consider and make a recommendation to the Assembly on the boundaries that it determines would make the most sense for the CBJ. The Commission supported Chairman Davidson's approach.

The March 2 memorandum was then posted on the Commission's webpage. It is also included in the attachments to this report because it served as the framework for Commission's decision making process.

At its next four meetings on May 3, May 17, May 31, and July 18, the Commission focused its work on studying and discussing alternative boundary maps presented by members, determining what it concluded would be the most appropriate CBJ boundaries, and formulating the Commission's findings and recommendations to the Assembly.

The Commission posted on its webpage six maps that depict the current CBJ boundaries, the LBC model boundaries, and the Commission's proposed northern, western, and southern boundaries and a map showing the compilation of these proposed boundaries. The maps were posted on June 2, 2006 and the Commission solicited public comments until June 30. The maps are attached to this report as Attachment C.

A public hearing was held on May 17, and the Commission held a decisional meeting on July 18, 2006. At the July 18<sup>th</sup> meeting, the Commission adopted the boundaries shown on Map 6 as its recommended boundaries for the CBJ. The Map 6 boundaries are referred to below in this report as the ideal boundaries of the CBJ.

The Commission met on December 13, 2006, to review its draft report and provide final comments and amendments. The Commission approved the final report at its meeting on January 10, 2007.

**Based on its study over the past year as outlined in this report, the Commission makes the following findings:**

**1. The LBC's model borough boundaries for the CBJ are largely acceptable, subject to some modification.**

The Commission's modifications to the LBC's model borough boundaries for the CBJ, and the rationale for those modifications, are as follows:

- **North Boundary:** Only upon concurrence of the Haines Borough, extend the northern boundary of the CBJ to include the watersheds draining into Berners Bay. See Attachment C, Map 3.

The Commission took this position because Berners Bay is located within the CBJ. The Commission concluded that the watersheds that drain into the Berners Bay should be in the same jurisdiction as the Bay itself. While including the Berners Bay ecosystem within a single unit of local

government makes sense, the Commission would rely on the Haines Borough's consent for the CBJ to annex the area. The Commission also observed that the Juneau Access Road might best be included within the CBJ boundaries. At such time as the CBJ decides to pursue annexation it will be critical to initiate a discussion with Haines Borough community leaders.

- **West Boundary.** Only if the territory is not incorporated within a borough that includes the City of Angoon, extend the western boundary to include central Admiralty Island above Mitchell Bay. See Attachment C, Map 4.

The Commission is aware of the City of Angoon's interest in this area. It is also aware of the conceptual inclusion of this area into a possible Southeast mega-borough reaching from Glacier Bay to Kake. Commission members cited long-time recreational use of this area by Juneau residents. A member of the public, Mr. Al Shaw, provided evidence that Juneau had proposed to annex this area in the late 1960's.

Taking into consideration the interest of other communities in this area, particularly the City of Angoon, the Commission concluded that this area should be considered for future annexation by the CBJ only if it is not, at that time, included in a borough that includes the City of Angoon. At such time as the CBJ decides to pursue annexation it will be critical to initiate a discussion with City of Angoon community leaders.

- **South Boundary.** Extend the southern boundary to include all of Goldbelt's property at Hobart Bay. See Attachment C, Map 5.

Mr. Droubay of Goldbelt Corporation informed the Commission that, while the corporation would prefer that Hobart Bay not be in any borough, it would like even less for its land holdings in the Hobart Bay area to be split between two boroughs. Such a split is conceivable because the LBC's model borough boundaries for Juneau and Petersburg divide the Goldbelt holdings at Hobart, with approximately three-quarters of the holdings in the Juneau model borough boundaries and one-quarter in the Petersburg model borough boundaries.

Extending the southern boundary south by just a few miles would encompass all of Goldbelt's land holdings in the Hobart Bay area.

**The northern, western, and southern boundaries described above are shown on the Commission's recommended boundary map attached to this report and identified as Map 6 (see Attachment C).**

**2. Regional interest in annexation and incorporation makes it important for the CBJ to identify its "ideal" future boundaries.**

The CBJ should be prepared to respond to, and if necessary, oppose, municipal boundary petitions or applications presented to the LBC by other municipalities in Southeast Alaska that encroach upon or would otherwise impact CBJ's ability to annex its "ideal" boundaries as identified by this Commission, at an appropriate time in the future.

**3. Given the very small population, the lack of substantial economic activity, and the physical remoteness of the areas, there is not now a demand, or a compelling need, for local government services** within the LBC's model borough boundary area or the Commission's recommended "ideal" CBJ boundary area. However, this need may arise in the future with the development of commercial enterprises, additional population living in remote areas, or other development.

**4. The CBJ areawide property tax rate, together with the prospect of minimal services provided off the road system, are very significant issues for residents and property owners** (including Goldbelt Corporation) in locations such as Funter Bay, Windham Bay, Horse and Colt Islands, and Hobart Bay. The perceived disparity between the areawide mill rate and the corollary lack of services is at the "nut" of opposition to annexation. (Even property owners on the Taku River and on Shelter Island have issues with the areawide property tax rate, stating that they do not receive commensurate services from the borough.)

**Recommendations of the Commission:**

1. The Commission recommends that the CBJ Assembly adopt the Commission's boundary map for the CBJ as shown on the attached Map 6 as the ideal future boundaries for the CBJ. See Attachment C.
2. The Commission recommends that the CBJ *not* file a petition to annex the territory shown on the Commission's Map 6 at this time because such

action is not now necessary or warranted. However, annexation of this territory may be appropriate in the future.

3. The Commission recommends that the CBJ identify its future ideal borough boundaries, advise the LBC of these ideal boundaries, and defend those boundaries as necessary and appropriate.
4. The Commission recommends that at such time as the CBJ may decide to proceed with annexation, that it consider all means available to ensure that the property taxation rate for the area to be annexed is commensurate with services to be provided. This should include a review of property taxation rates in *all* of the non-roaded areas of the borough, as against the services provided by the CBJ in those areas, because all remote areas should be treated similarly.

### **III. Conclusion**

The ideal boundaries of the City and Borough of Juneau, and whether and when the CBJ should petition to annex more territory, are vitally important subjects for the Assembly, the residents of Juneau, the residents and property owners in the areas outside the current CBJ boundaries, as well as other municipalities in Southeast Alaska and the State of Alaska. The Commission carefully considered the issues involved, including the views of interested members of the public and presentations by staff and others with expertise in various areas of municipal government and services, in reaching its findings and recommendations.

The members of the Commission would be pleased to meet with the Assembly to discuss our recommendations and answer any questions you may have. On behalf of the Annexation Study Commission, thank you for the opportunity to serve the City and Borough of Juneau.

Adopted by the CBJ Annexation Commission on January 10, 2007.

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George W. Davidson, Chairman  
CBJ Annexation Commission

**Attachments to Report:**

Attachment A	Mayor's Order creating CBJ Annexation Study Commission, December 2005
Attachment B	Commission's meeting Agendas and Minutes: December 21, 2005 January 5, 2006 February 1, 2006 March 1, 2006 April 5, 2006 May 3, 2006 May 17, 2006 May 31, 2006 July 18, 2006 December 13, 2006 January 10, 2007
Attachment C	Boundary Maps 1-6 approved by the Commission
Attachment D	Borough Boundaries Overlay Map
Attachment E	Chairman Davidson's March 2, 2006 memorandum
Attachment F	Southeast portions of the State of Alaska Model Borough Boundary Study, June 1997
Attachment G	Alaska Statutes on Annexation and Detachment
Attachment H	State of Alaska Regulations on Petitioning for Annexation
Attachment I	"Planning and Preparing Proposals for Annexation to Boroughs
Attachment J	Public Correspondence

March 22, 2006

Members of the CBJ Annexation Study Commission

George Davidson, chair  
Sandy Williams, vice chair  
Errol Champion  
Carren Robinson  
Steve Sorenson



Dear Members of the CBJ Annexation Study Commission:

Many owners of property in Funter Bay, Horse and Colt Island, and other areas that the City and Borough of Juneau is considering to annex attended the February 21, 2006 CBJ annexation committee meeting. Owners of property under annexation consideration by CBJ for annexation expressed many concerns about the benefits of the proposed property to the respective owners. Some of the responses of the commission members were of particular concerns to some property owners that attended.

When the Commission members were asked why the CBJ was considering the proposed annexation of this property commission members stated it was just a matter of time and this property would be annexed and if not by CBJ then by Hoonah, Haines or some other organized borough. The Model Borough Boundary report and other reports contradict this point of view in several areas.

Model Borough Boundary Report

First - The Model Borough Boundary was completed in 1992 and there has been no real effort to force annexation of the proposed property since that date.

Second - Page 3 of the Model Borough Boundary report makes 2 statements that should lead Committee members to believe just the opposite.

“The purpose of the study was NOT to force the incorporation of new boroughs or to PROMOTE ANNEXATION to existing boroughs”

In the statements made by Committee members that the proposed areas could be annexed by boroughs other than Juneau, The Model Borough Boundary report further appears to contradict this belief.

19 AAC 010.060 (b) provides that “absent a specific and persuasive showing to the contrary, the Commission WILL NOT approve a proposed borough with boundaries extending beyond the Model Borough Boundaries adopted by the Commission”  
[effective 10/12/91 register 120]

“absent a specific and persuasive showing to the contrary, the Commission, in its discretion, WILL NOT approve a proposed Borough or unified municipality with boundaries extending beyond the Model Borough Boundaries adopted by the Commission and identified in 1992 interim report on Model Borough Boundaries”{effective 7/31/92, register 123}

These statements in the Model Borough Boundary report clearly state it was not written to promote annexation and if annexation was propose only the areas included in the Model Borough Boundaries could be annexed by any existing Borough. The chance of the proposed areas being annexed by Hoonah, Haines, or some other organized Borough is at best extremely remote and probably non existent.

In the appendix, which was revised in June of 1997 by the Local Boundary Commission, there are 2 significant quotes that further make the case that annexation to an organized Borough was not necessarily the intention of Alaska’s constitution. “A direct reading of article X, section 3 is unambiguous in its application to unorganized Boroughs. The provision states in relevant part, “the entire state shall be divided into boroughs, organized or unorganized. They shall be established in a manner and according to standards provided by law...each borough shall embrace an area and population with common interest to the maximum degree possible...”

It is the view of the owners of the property under consideration to be annexed by the CBJ that there are no common interests with the CBJ. The CBJ proposes to annex and tax the owners of the proposed property and not provide any benefit or services to the owners of such property. The appendix continues to state “under the terms of the proposed article, all of Alaska would be subdivided into Boroughs. Each would cover a geographic area with common economic, social, and political interests. Boundaries are to be established by the State...Three classes of Boroughs might be sufficient, but the legislature is not limited to three....The Unorganized Borough would be the THIRD CLASS BOROUGH...”<sup>4</sup>

Clearly the intent of the State of Alaska was to allow and promote Unorganized Boroughs and not to force annexation on areas where boroughs provide no essential services.

#### Local Boundary Commission Annual Report

In the Local Boundary Commission report to the 2006 legislature, the Commission further address’s the Substantial Disincentives to induce incorporation of organized Boroughs and annexation to existing Boroughs. In subsection A. Statement of Issue the Local Boundary Commission refers to trying to get the legislature to address these issues since 1980. It is apparent in the last 25 years the legislature has demonstrated little or no interest in requiring unorganized Boroughs to organize or be annexed. To the contrary the Local Boundary Commission states “In 1961, the founders of Alaska Local Government opted to make Borough formation voluntary.

The Local Boundary’s number 1 recommendation to the 2006 Legislature was to tax unorganized borough’s (e.g. property, sales, employment, and head tax). Contrary to



March 22, 2006

Summary

In looking at three different critical reports or actions, it is clear that there is no evidence that the State is pushing local governments to adopting the model borough boundaries. The Model Borough Boundary report itself states that the study was done "Not to force incorporation of new boroughs or to promote annexation to existing boroughs". The Local Boundary Commission most recent report reminded readers that "in 1961 the founders of Alaska Government opted to make Borough formation voluntary." And finally the current Alaska Legislature in two recent actions (SCR 14 and SB 112) are looking at other alternatives rather than model borough formation. Further, even if the evidence showed otherwise because of the small number of property owners in the proposed annexation area it probably would not be in the best financial interest of the CBJ to annex this property even if the facts supported the annexation, which in our opinion they clearly do not.

So, in summary, we would urge the members of the CBJ Annexation Study Commission to recommend against annexation of these rural properties.

Sincerely,

Paul Kennedy *Paul Kennedy*  
Janet Clarke Kennedy *Janet Clarke Kennedy*  
Ken Spencer *Ken Spencer*  
Dennis Grimmer *Dennis Grimmer*  
Laura Grimmer *Laura Grimmer*

(Owners of property in Funter Bay)

cc: Peter Freer, CBJ planning supervisor and staff liaison  
Members of the Local Boundary Commission

**To:** Members of the CBJ Annexation Study Commission

George Davidson, chair  
Sandy Williams, vice-chair  
Errol Champion  
Caren Robinson  
Steve Sorensen

✓ **cc:** Peter Freer, CBJ planning supervisor and staff liaison  
Mayor Bruce Botelho

**From:** Sixty-one Funter Bay residents and property owners (See signatories on p. 6)

**Date:** February 19, 2006

Dear Committee Members:

If the City and Borough of Juneau petitions to annex Funter Bay, the Local Boundary Commission must evaluate the petition in terms of specific regulatory standards (3 AAC 110.160-195). A number of us believe the prospect of annexation fails under these standards because the standards are either not met or are irrelevant to Funter Bay. We hope our findings will help in your discussions. You will find specific details supporting these findings in various letters individual residents and property owners have sent or will be sending for your consideration.

### **Assumptions of the Regulatory Standards**

Two assumptions are implicit in the Local Boundary Commission regulatory standards for assessing proposed annexations: (1) that the territory to be annexed has a permanent residential population with a social, cultural, and economic life that can be interrelated with the characteristics and activities of people in the annexing borough; and (2) that the residents of the territory will become integrated into the borough to the extent of receiving essential borough services and paying for them.

(1) Funter Bay has only four permanent residents. The dominant activity at Funter Bay is week-end and seasonal recreation. There are approximately 30 cabins; they are owned by Juneau residents and people who reside in other states or Alaska communities. Access is primarily by boat from Juneau in the summer months. There is also floatplane access that is expensive and used sparingly. Many boaters from Juneau use the Bay as a destination for cruising and for hunting and fishing. Transient boaters cruising the Inside Passage use the Bay as an anchorage and for sport fishing and crabbing. The vast majority of this recreational use occurs in June, July and August.

Funter Bay has no economy of its own, and no significant economic developments are planned. The pattern of weekend and seasonal use by cabin owners and boaters does not constitute a community with its own socio-economic life, nor is it compatible with the largely urban qualities of Juneau. Residents, property owners, and visitors go to Funter Bay, in fact, to get away from the predominantly urban qualities of life in Juneau.

(2) Funter Bay does not receive any significant services from the City and Borough of Juneau, “essential” or otherwise, and it is unlikely to do so. Because of geographical barriers and the difficulties of transportation, it is not feasible for the City and Borough of Juneau to provide usual borough services such as police and fire protection, and Funter Bay people have not asked for them from either the city or the state. Most people, in fact, have consciously chosen to be where these services are not available, either because they are willing to do without them, or because they specifically want to take on the challenges and rewards of doing those things themselves.

Recreational use of Funter Bay does not create any expenses for the City and Borough of Juneau. To the contrary, recreational activity at Funter Bay generates CBJ sales tax revenue from the purchase of fuel, sporting goods, building materials, and groceries by recreational boaters, cabin owners, and the few permanent residents. The users of Funter Bay are not requesting CBJ services. Funter Bay is a rural area where regulations designed for the urban landscape (such as the building code) are inappropriate and would be unreasonably burdensome.

We believe at these basic levels Funter Bay fails to meet the regulatory standards for annexation.

### **Comments on Specific Standards**

Each of the regulatory standards is discussed below.

#### **3AAC 110.160. Community of interests**

(a): *The social, cultural, and economic characteristics and activities of the people in the territory must be interrelated and integrated with the characteristics and activities of the people in the existing borough.*

We do not think the rural characteristics of Funter Bay can be interrelated and integrated with the characteristics and the predominantly urban and growth-oriented community vision of Juneau. Annexing us to Juneau would destroy Funter Bay’s rural characteristics and remove a choice of lifestyle that many of us have worked for years to make possible for ourselves and our families.

There are no industrial activities in Funter Bay. The only activity we know of that might approach being “commercial” is a small family-owned bed and breakfast open for only part of the year. A good number of lots, in fact, prohibit commercial activities under local covenants. We know of no hunting, fishing, or other businesses that need borough protection or regulation.

Many individual letters have explained that transportation between Juneau and Funter Bay is expensive and difficult. Travel by boat or chartered floatplanes is expensive and seasonally- and weather-dependent. Many parts of the Bay cannot get Juneau radio stations. We get AM or FM radio from Haines, and the National Weather Service

broadcasts for Haines and Skagway, not Juneau. Cell phones are expensive and work sporadically. We can reach Chatham Strait, but not Juneau, on VHF radio. Mail comes once a week only to permanent residents, and they experience many glitches in service.

*(b): The communications media and the land, water, and air transportation facilities throughout the proposed boundaries must allow for the level of communications and exchange necessary to develop an integrated borough government.*

Funder Bay fails this standard on its face. Travel by boat to Funder Bay from Auke Bay (when weather allows) takes from 2 ½ to 8 hours, depending on the speed and size of the boat; fuel for such a trip can easily cost as much as \$150. There is no scheduled air service. Hiring a small floatplane (to carry a maximum three passengers and a little baggage) costs over \$400 round trip. To visit Juneau, Funder Bay residents would also have to pay for lodging and food. Similar costs would apply for any city or borough officials wishing to visit Funder Bay and would involve additional plane waiting charges or repeated trips, since there is no consistently available food or lodging for visiting officials. Dollar costs and time spent (especially when there are weather delays) would be unreasonably burdensome for both residents and city officials.

There are no public teleconferencing facilities in Funder Bay. Those who have attempted personal audioconferencing by cell phone have been frustrated by the high costs of cell phone minutes, frequent disconnects, and poor line quality. Most people in do not have any internet connection in Funder Bay.

Communication with CBJ thus far has not been encouraging. Although the Study Commission has welcomed testimony from the few property owners able to attend meetings in Juneau (because they live there and just happened to hear about the Study Commission), all residents and property owners were not advised that the Annexation Study Commission had been formed; and it has been difficult to learn of or confirm dates of meetings where we would like to observe or comment. What information we have, we have had to scramble to find ourselves. Comments and questions that people have sent to city staff have been slow in reaching the study commission, and slow in receiving answers. Perhaps the web site finally set up will help, but it should be noted that many people have difficulty using electronic media, and during summer most people at Funder Bay do not have access at all to the internet, or to timely radio or newspaper coverage.

We feel we would have little, if any, voice in large or small matters as part of the City and Borough of Juneau.

### **3AAC 110.170. Population**

*The population of the proposed borough after annexation must be sufficiently large and stable to support the resulting borough.*

This standard is irrelevant to proposed annexation of Funder Bay. It speaks to a situation where a small borough is proposing to annex a large geographical area. In that case the

concern is that the expanded borough have sufficient population to support local government services throughout its greatly enlarged boundaries.

Funter Bay is geographically a tiny area with virtually no population that will receive no services. It can be expected to contribute little to the existing City and Borough of Juneau; yet if unexpected costs or liabilities were to arise, it seems fairly certain residents of the existing City and Borough would be obligated to bear them.

**3AAC 110.180. Resources**

*The economy within the proposed borough boundaries must include the human and financial resources necessary to provide essential borough services on an efficient, cost-effective level.*

Funter Bay does not have an economy, and it will not receive essential borough services.

**3 AAC 110.190. Boundaries**

*(a): The proposed boundaries of the borough must conform generally to natural geography, and must include all land and water necessary to provide the full development of essential borough services on an efficient, cost-effective level.*

On a map or to someone sitting at a desk, Funter Bay may appear to be contiguous with the City and Borough of Juneau. What does not show on a map, however, are the extent to which the geographic barriers of water, the mountains of the Mansfield Peninsula, and hazards of weather and navigation separate Funter Bay from Juneau. As noted above and in various letters from residents, we do not believe borough services can be provided on “an efficient, cost-effective level.” We do not believe they can be provided at all.

**3 AAC 110.195. Best interests of the state**

*In determining whether annexation to a borough is in the best interests of the state under AS 29.06.040 (a), the commission may consider relevant factors, including whether annexation (1) promotes maximum local self-government; (2) promotes a minimum number of local government units; and (3) will relieve the state government of the responsibility of providing local services.*

Annexation of Funter Bay would not be in the best interests of the state, and it would interfere with rather than promote maximum self-government. The welfare of residents and property owners would be harmed, not promoted, by inclusion in the CBJ. They would be asked to pay taxes for no services. Permanent residents would be burdened by an urban-oriented building code that is inappropriate for local conditions.

Annexation would do nothing to promote a minimum number of local government units; the number of local government units would be unchanged.

Annexation would not relieve the state government of providing services in Funter Bay. There are no resident school-age children needing education. No one is asking for electricity or heating oil subsidies, and there are no health services, clinics, state

protection officers, communications infrastructure, or other services. Services provided by the state in Funter Bay at the present time (such as maintenance of the State Marine Park, enforcement of fish and game regulations) are statewide services and would not be affected by annexation.

### **3 AAC 110.200. Legislative review**

We believe none of the circumstances for annexation by legislative review apply:

- (1) We see no need for borough government.
- (2) Funter Bay is not an enclave.
- (3) We know of no conditions that threaten the health, safety, or general welfare of Funter Bay or CBJ residents so that CBJ would need to regulate them.
- (4) Funter Bay residents have asked for no services or facilities.
- (5) Residents and property owners of Funter Bay do not receive “free” benefits from borough government. Even permanent residents will lose their former exemption from city sales tax in July 2006. All residents pay the same sales and use fees as does anyone else when they visit Juneau to shop or use public services. Most property owners already pay property taxes in Juneau and their states and communities of residence as well.
- (6) There seems little potential for growth that would need to be controlled in Funter Bay. The amount of private land is small and is almost completely recreational cabins or subsistence homes.
- (7) repealed
- (8) Annexation would add an unnecessary and unwanted level of local government in which local residents and property owners would have little say.
- (9) It does not appear necessary for Juneau to include Funter Bay in any annexation petitions.
- (10) We believe Funter Bay fits with Article X Section 3 of The Constitution of Alaska (Local Government - Boroughs), which states: “The expectation was that areas with insufficient population, wealth, and other prerequisites for local self-government would nonetheless be designated as boroughs but remain ‘unorganized.’”

### **3AAC 110.210. Local action**

None of these circumstances apply to Funter Bay.

- (1) Funter Bay is not wholly owned by CBJ.
- (2) Voters and property owners have signed no petition.
- (3) We do not believe a majority of voters would support annexation.
- (4) We do not believe a majority of aggregate voters would support annexation.
- (5) Funter Bay is not uninhabited.

*(continued on next page)*

**Names of Funter Bay residents and property owners who have affirmed that they support this analysis:**

Phil and Donna Emerson	D. Collins and Dottie Martin
Gordon Harrison and Sarah Isto	Thomas N. Osborn
Marjorie Hermans	Joe and Jean Riederer
Robert and Melody Millard	Mark Riederer
Joel Bennett and Luisa Stoughton	Delbert F. Carnes and Constance M. Carnes
Paul E. Zaborowski	Andrew and Janet Pekovich
Dean Stratton	Lon and Katrina Matheny
Paul Doyle	Terry Doyle
Wendy Matheny	Reed Stoops
Randy Gray	Jim and Nadine Trucano
George R. "Pete" Spivey	Mary E. "Molly" McCammon.
Gabe Emerson	Megan Emerson
Richard and Sudie Burnham	Elizabeth Arnold
Steve Buckley	Sam and Helen Pekovich
Mitch Falk	Randy L. Baer
Ron T. Baer	Phil Rolfe
Bill Brent (Wheeler Creek)	Angela Thompson
Larry Vavra	Ken Spencer
Dennis and Laura Grimmer	Paul and Janet Kennedy
Karey Cooperrider	Joe Giefer
Kathy Foxley	Joe Emerson
Bob Emerson	Tom Emerson
Joel A. Martin	Patricia A. Woods

**For more information contact:**

Phil and Donna Emerson, Funter Bay – (907) 209-8131  
Marge Hermans, Juneau – (907) 789-1572

RECEIVED

JAN 24 2006

Phil Emerson  
Funter Bay  
8991 Yandukin Dr.#104  
Juneau, AK 99801

Local Boundary Commission

Dear Mr. Brockhorst,

My name is Phil Emerson and I have been a resident of Funter Bay Alaska for 34 years. I have just been informed fourth hand that the Borough of Juneau is considering the annexation of the area I live in. I have many concerns and questions about being placed into an organized borough when I am already in the unorganized borough.

My first concern is that there seemed to be no attempt to notify the residence in the area about these meetings. Prior to these meetings there was no dialog opened with residence as to our wishes and needs. In a country and state that stresses; of the people, for the people and by the people I find this a complete disregard of our rights, let alone just a courtesy. Is there a stipulation that when a borough is attempting to annex an area that some of the meetings must be held in the proposed area?

From what I read, the annexation process is a vote of the residence and land owners in an area. The way a borough gains land is by a vote where there are no residence or land owners. Perhaps I am not reading the rules correctly? Is annexation for the needs of the people or the needs of the borough to expand their tax base?

My family and I live a very remote, self sufficient, subsistence lifestyle in Funter Bay. I receive mail, weather permitting, once a week through Essential Air Service. When I listen to the radio it comes out of Haines and have no way to receive Juneau television stations. Funter Bay is in the Angoon voting district. I am a commercial fisherman and to run my boat to Juneau is 7 hours round trip and is extremely weather dependent.. In other words I do not have much contact with Juneau except through my personal phone service and satellite internet system.

I have gone over all the standards for annexation to a borough and have found very little if anything that applies to the proposed area. For me to even go into Juneau to attend a meeting of any sort would cost airfare, car rental and more than likely a motel room, about \$600 total for one day and that is weather dependent. I cannot afford to teleconference with the cost of my cell phone which is also very weather dependent. I can go on about the fact that my income is from fishing on the outside coast, I sell my fish in Hoonah or to Excursion Inlet, which is part of the Haines borough. I supply all my own services. and live on a very limited income. I see that part of annexation to a borough is the development of essential borough services, do you know what these services would be and what is the time limit for providing them?

As far as the best interests of the state the status quo would be the minimum government. The only thing I can think of that the state has here are two derelict docks that are used mainly by summer boaters, the same found in many rural areas of Southeast Alaska. The only service that was provided to me by the state was the home school program that



EXHIBIT I

was used for our two children, at this time there are no school age children living in Funter Bay. If the Juneau borough should annex Funter Bay and the surrounding area would they be responsible for providing a school here or daily transportation to their schools? Would they take over the responsibility of maintaining the docks?

This new interest in expanding the Juneau Borough has brought about interest in detachment from the borough by other property owners on other islands and remote locations. These property owners have been paying taxes for years without any attempt by the borough to supply services. Can land owners in an area petition for detachment from a borough or does there need to be residents in the area?

Thank you very much for your time and I hope I can ask more questions in the future, it seems that there is minimal criteria for Juneau to even consider annexing Admiralty Island and islands next to it.

Gratefully,

A handwritten signature in cursive script that reads "Phil Emerson".

Phil Emerson  
[funterbay@starband.net](mailto:funterbay@starband.net)  
907-209-8131

EXHIBIT I

**From:** "domadmin@juneau.org"  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Wednesday, January 24, 2018 9:17:34 AM

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**Select Recipient**

Entire Assembly

**Your Name**

Dave Seng

**Contact Information**

Comment Only - No Response Required

**Subject of Message**

Annexation

**Message**

I don't claim to pay close attention to everything that the Assembly is doing, but I have to say that I was shocked and disappointed to hear on the radio that the Assembly had voted to move forward with the land annexation. This is a BIG deal and it certainly seems, at least to this citizen, that it didn't get much public discussion AND that the assembly voted to do it even in the face of overwhelming public testimony against doing so. I'd hate to think that some on the Assembly believe that the public just doesn't know what it needs or wants and that you folks are just making the "smart" decisions for us who obviously don't know what's best for the community.

Dave Seng

EXHIBIT I

**From:** "domadmin@juneau.org"  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Wednesday, January 24, 2018 1:12:02 PM

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**Select Recipient**

Entire Assembly

**Your Name**

Erica John

**Contact Information**

Email

**Email**

[e4\\_tripp@hotmail.com](mailto:e4_tripp@hotmail.com)

**Subject of Message**

Follow-up questions on Admiralty with some history

**Message**

A little history: My name is Xudeitsawk, (phonetically sounds like "HOOD ATE SOCK"). My grandfather was Matthew Fred Sr, the chief of the Deisheetaan (Raven/Beaver) on Admiralty. My grandmother, Elizabeth Johnson Fred, came from a long line of chiefs from the drum house in Klukwan. To protect our lands, in the late 1970's, my grandparents (along with many other village elders) made a trip to Washington DC and met with President Carter. President Carter proclaimed Admiralty Island National Monument. My Grandfather fought hard to protect the land. To protect our culture and way of life. They knew long ago that our land was important.

Current Issues: CBJ voted to follow through and petition to annex part of Admiralty. AGAIN. The land you already took to mine and profit from, was that not enough! The new annexation proposal doesn't have "some" opposition, WE OPPOSE big time. From the meeting, it appears that the Local Boundaries Commission previously did a study of possible land boundaries (21 YEARS ago) and was urging CBJ to decide. So, without question, just LAND GRAB!

I chose the field of accounting because I understand numbers better than people; however, I need to venture outside my comfort zone. Need to make a stand and do what I can because WE ARE THE NEXT GENERATION that needs to protect our lands.

What I would like to know, if you can humor me a bit: What swayed your vote (either yea or nay)? What could have been said or done differently by us, who are against it, to have you change your vote? I, personally, feel you went in with your mind set and no amount of testimony was going to sway it. There was NO testimony for this and so much against it, all for very strong, valid concern.

I understand that the decision has been made and it goes to the LBC next. I am trying to understand this new world I am venturing into.

Please, if you can, email me: Erica John [e4\\_tripp@hotmail.com](mailto:e4_tripp@hotmail.com)

**From:** Walter Jack  
**To:** [Laurie Sica](mailto:Laurie.Sica@juneau.org)  
**Subject:** Re: Annexation  
**Date:** Wednesday, January 24, 2018 11:29:33 AM

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Hi Laurie,

My name is Walter Jack. I sent the message from my email address. I would still like to receive an email sent to [agn.tribal@gmail.com](mailto:agn.tribal@gmail.com) on the annexation issue, also I have provided an email for Albert Howard:  
listed: [alclhoward99@yahoo.com](mailto:alclhoward99@yahoo.com)

Thank you,

Walter

On Mon, Jan 22, 2018 at 4:05 PM, Laurie Sica <[Laurie.Sica@juneau.org](mailto:Laurie.Sica@juneau.org)> wrote:

Hello Mr. Howard,

We are in receipt of your letter and it is being forwarded to the Juneau Assembly. The Assembly Rules of Procedure do not provide for telephonic testimony from the public. I will add you to the list I have started of persons interested in this annexation topic so we can let you know about any potential future meetings. In the meantime, you are welcome to make comments any time about any topic to the CBJ Assembly by emailing [boroughassembly@juneau.org](mailto:boroughassembly@juneau.org)

Thank you for taking the time to comment and provide the Assemblymembers with your thoughts.

Laurie Sica, MMC  
Municipal Clerk - City and Borough of Juneau  
155 S. Seward St. Juneau AK 99801  
PH: [\(907\) 586-0216](tel:9075860216)  
[www.juneau.org](http://www.juneau.org)

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Walter Jack, Tribal GAP Coordinator  
Angoon Community Association  
P.O. Box 328  
Angoon, Alaska 99820

C (907) 952-8226  
W (907) 788-3411 ext 204  
F (907) 788-3412

EXHIBIT I

**From:** Laura Fleming  
**To:** [Borough Assembly](#)  
**Subject:** Annexation of Admiralty lands  
**Date:** Sunday, January 28, 2018 9:09:17 AM

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Greetings, and thank you for serving. I was very disappointed in the assembly's decision to pursue annexation of lands on Admiralty.

It is in my view an inappropriate move for Juneau to make. It infringes on the community and municipality of Angoon, riding roughshod over their objections. It imposes a tax burden upon residents of Funter Bay for which they receive nothing in return, never mind that most of them pay property taxes in Juneau.

And in my view it is not consistent with the original intent of the Alaska Constitution. When the framers of that document provided for the eventual organization of the unorganized borough they envisioned that significant resources would be provided to the areas that were to become newly organized. Money was supposed to go with it. I base this understanding of the mechanism on a conversation I had a number of years ago with Victor Fischer (a member of the Alaska Constitutional Convention, a former member of the Alaska State Senate for whom I worked, and my friend,) when I was confounded by the Local Boundary Commission's crusade to organize portions of Southeast that remained unorganized, pitting communities against one another, and offering little in the way of resources to support rural communities that had little in the way of a tax base to support the services a borough would be compelled to offer.

If you have a chance to rescind your action, or to put the brakes on this proposal before it is being shredded by Juneau and Angoon residents at the LBC level, please consider doing so.

Thank you,  
Laura Fleming  
6737 Marguerite St.  
Juneau, Ak

Sent from my iPhone

EXHIBIT I

**From:** Steve and Joan Gilbertson  
**To:** [Borough Assembly](#)  
**Subject:** Annexation  
**Date:** Sunday, January 28, 2018 8:01:33 PM

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Mayor Koelsch and Members of the Assembly.

I hope that Assembly members have had time to reflect on the action taken at the January 22, 2018 Assembly meeting on Resolution 2817 to apply for annexation of the northern one-third of Admiralty Island. I was disappointed in the lack of consideration of public input, especially that of the neighboring City of Angoon. The decision was insensitive to the people of Angoon who have very strong ties to Admiralty Island.

The Assembly struggled with a justification for annexing this area except for the weak excuse of getting it before someone else does. This does nothing but erode relations with neighboring communities in Southeast. We should be working together for a common good. The State of Alaska is not requiring the annexation. Twenty-seven years have passed since the model borough boundaries were drawn and the State has done nothing to complete the process. It is obviously not a priority. It should not be yours.

In light of the recession taking place in Alaska, local government should be looking at ways to downsize. Is governing more land a stated goal of the CBJ? Are the outlying areas in need of CBJ regulations? The proposed annexation seems like a ruse for taxing more properties with no commensurate services provided.

The City Manager's explanation that people from Admiralty Island use our hospital, roads, harbors etc is a weak argument. Residents of Gustavus, Hoonah, Haines, Skagway, Angoon, Tenakee, and elsewhere come here to shop and use our health care. Anyone who uses the hospital has to pay for it. The notion that people who live in Juneau and own a cabin on Admiralty Island use more city services than others makes no sense. Juneau property-owners already pay significant taxes on their homes. Having a remote cabin does not put more kids in our schools or put more of a strain on city services. It really amounts to double taxation.

I noticed that there was no notice of reconsideration given at the meeting. It is not too late to change or modify the application. The City Attorney stated that the application could even be amended by the Assembly during the Local Boundary Commission process. I would urge the Assembly consider a new Resolution to amend the application to only apply for Area A which fills in the gap between the boundaries of the CBJ and Petersburg. This would undoubtedly have wide public support.

I was staff to many Assemblies and Planning Commissions from 1973 to 2006 and know what a hard job it can be. I appreciate your public service to make Juneau a great place to live. Thank you.

Steve Gilbertson  
9511 Speel Way  
Juneau, Alaska 99801

**From:** Steve and Joan Gilbertson  
**To:** [Borough Assembly](#)  
**Subject:** New Resolution on Proposed Annexation  
**Date:** Sunday, February 11, 2018 5:49:49 PM

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Mayor Koelsch and Members of the Assembly,

The following is a comment that Assembly member Rob Edwardson posted on Facebook.

*“In the next Regular Assembly meeting, I plan to introduce a motion to Amend the Resolution Previously Adopted. I would like to remove areas B, C, and D from the Annexation petition. This will give the majority the chance to revisit the debate that they would have liked to have. The meeting will be opened to the public. Please share this post. Thank you!”*

I want to thank Assembly member Edwardson for continuing the discussion on the proposed annexation.

For the last several weeks since Resolution 2817 was passed by a narrow margin, I have talked to numerous people around town about how they felt about the proposed annexation. I virtually found no one that thought it was a good idea, that we needed a bigger Borough or that any of the property owners included in the annexation would be better off. It is a rare event that you have a packed Assembly Chambers and overflow into the upstairs conference room. And how often do you get so many people who flew into town to testify before you?

It's unfortunate that the Resolution progressed to a vote when the CBJ was not able to conduct any meaningful dialog with the City of Angoon. Much could have been learned in a more informal setting. The fact that Angoon came out late in the process should not diminish from the fact that Admiralty Island is their ancestral home and they feel a strong connection to it. The residents of Angoon should be respected for their view of Admiralty Island.

There is no need for the CBJ to flex its political muscle to pursue a “model” created by the State but never implemented. The model should be revisited in the future if the State were to mandate inclusion of all unincorporated lands into boroughs. Additionally, Angoon is not a threat to our corporate boundaries.

I encourage you to support Assemblyman Rob Edwardson in removing area B, C and D from the annexation application.

Sincerely,

Steve Gilbertson

EXHIBIT I

# FAX

**Date:** 02/12/2018

**Pages including cover sheet:** 2

<b>To:</b>	
<i>Phone</i>	
<i>Fax Number</i>	(907) 586-4552

<b>From:</b>	SHIPPING CORNER LLC
	Shipping Corner LLC
	601 E Third Ave
	Truth or Consequences
	NM 87901
<i>Phone</i>	15758940074
<i>Fax Number</i>	(575) 894-0079

**NOTE:**



EXHIBIT I

To: CBJ Assembly  
February 12, 2018

Dear members:

We are opposed to the annexation of areas B C and D by the Borough of Juneau. The reasons given for the annexation by the assembly at the annexation meeting were not entirely correct. Yes, we use the airport, the harbor and the hospital. These

are all enterprises that are supported by user fees, which we already pay. As we stated in a previous letter, we object to paying for services in the Borough that we do not use and have no intention of using.

Traditionally, Angoon has as much right to the land as Juneau has. The assembly seems to be deliberately disregarding a good neighbor's interests to get a few

more dollars in revenue. This would not seem to be a good political move.

None of the letters or testimony have been in favor of the annexation of areas B C and D. It is our contention that the Borough should reconsider the annexation request.

Sincerely,



Frank & Bessie Highley

**From:** llolmb  
**To:** [Borough Assembly](#)  
**Subject:** Annexation Resolution 2817  
**Date:** Monday, February 12, 2018 4:50:27 PM

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Mayor Koelsch and Members of the Assembly,

I am writing in support of Assembly Member Rob Edwardson's proposal to remove area B, C, and D from the Annexation petition.

The overwhelming opposition to the annexation resolution was significant with the City of Angoon requesting no annexation on Admiralty Island. I was personally offended by the assembly action to approve resolution 2817 with no further discussion or explanation despite the articulate and valuable input from the meeting attendees.

Please remove B, C and D from the Annexation petition.

The current provisions for annexation appear to be flawed. When and where is it appropriate to tax with no intent to provide services? Anyone who visits Juneau from outlying areas and uses Juneau services pays CBJ sales tax. Those living in Juneau, with property in these outlying areas, already pay CBJ property and sales tax.

Sincerely,

Linda M. Bleggen  
Auke Bay

**Beth McEwen**

---

**From:** Phil Emerson <trollman.phil@gmail.com>  
**Sent:** Monday, February 12, 2018 9:57 AM  
**To:** Borough Assembly; Senator.Dennis.Egan@akleg.gov;  
 Representative.SamKito.III@akleg.gov; Representative.Justin.Parrish@akleg.gov;  
 jacob@ktoo.org  
**Subject:** Annexation

Dear Mayor Koelsch and members of the Assembly,

"Find out whose land you are on, and honor it. Remember that every inch of the US land was acquired illegally so that is the deficit that organizations need to understand". This from, "21 things you can do to be respectful of Native Americans". As most people know Angoon was bombed and almost destroyed in 1882 due to a misunderstanding of native culture and tradition. Once again even after 126 years there is still no understanding of Angoon's tradition of land. I am surprised the legislature hasn't already told you to please stop the annex. It's one thing that Juneau has the gall to grab land from the people on Admiralty Island but to expect the legislature to help you invade is way beyond me. It would be in the best interest of the state not to even let this annex make its way over the Capital steps. No state, let alone the capital of a state wants to be known for disrespecting its Native Americans.

Juneau wants more land more taxes and control people when it cannot even provide services to the people on its own road system. How long has Juneau had Shelter Island, something like 50 years and have provided no essential services. I am not using the Boundary Commission's definition of these services, in 40 years of living at Funter Bay I did not need a single thing listed by the LBC as essential. Every site I looked at was basically the same as the Cambridge dictionary - essential service is - [basic public needs, such as water, gas, sewer and electricity, that are often supplied to people's houses](#) . Part of the tax that would be forced on the people on Admiralty is Juneau's debt service. I do not see any respect at all in making property owners in a newly annexed area pay for a debt they had nothing to do with.

Have you looked at a map of your subdivision on Shelter or Taku River. If everyone has a septic tank or an outhouse on every lot you are going to have an environmental disaster like you had on North Douglas. The state had to give you 1.4 million to fix that mess and Juneau paid 1.4 million. Your last annex was Hawk Inlet. Greens Creek mine from 1989 to 2003 had 391 violations of the clean water act. In 2003 the Alaska Dept. of Environmental Conservation determined clean up would cost 24 million. Add 15 years and you could be at 50 million. Green Creek mine only has a 24 million dollar bond, the state needs to double that or more. The Alaska Department of Natural Resources has the primary responsibility for cleanup. You can google "Mining Truth". Many mines declare bankruptcy and the state is stuck with cleanup. "The U.S. Environmental Protection Agency estimates that the cost of mine cleanup for sites listed as national priorities is \$20 billion. The most significant cost associated with this cleanup is long-term water treatment and management." The consultants for Greens Creek predict it may take 20 to 50 years for mining wastes to begin generating acid mine drainage. Water treatment may be necessary for hundreds of years. What happened to this policy? Policy 2.16 in your Comprehensive plan. "It is the policy of the CBJ to support the development of mineral resources in an environmentally sound manner ..." I read that Juneau makes 2.4 million a year in taxes from Greens Creek and I am sure you are putting this in a special fund for clean up so the state does not have to do it. Most of this information comes from an April 1, 2003 letter from SEACC.

Do you read your Comprehensive Plan? "In areas encompassing sensitive fish and wildlife habitat and other natural resources, subdivisions of less than 40 acre lots may not be appropriate". Look at your subdivision maps of Taku River. What can be more sensitive than the Taku? All I see is that with over 300 small lots on

the Taku and without a proper sewage system you are contributing to the pollution of the Taku River so that you can collect taxes on land and once again provide no services. When are you going to provide sewer and water at Taku River? Your 2008 plan said you should clean up your act on what land you have and not annex more land but once again you ignore it. You should have a buy back program for the Taku if you honestly want to protect it.

I wrote Juneau's head of education and he would not respond to many of my questions. He did tell me Juneau had no plan for education in the proposed annex area. I can see why you have no plan because you can ignore education.

## **AS 14.30.010. When Attendance Compulsory.**

**(a)** Every child between seven and 16 years of age shall attend school at the public school in the district in which the child resides during each school term. Every parent, guardian or other person having the responsibility for or control of a child between seven and 16 years of age shall maintain the child in attendance at a public school in the district in which the child resides during the entire school term, except as provided in **(b)** of this section.

**(b)** This section does not apply if a child

**(7)** resides more than two miles from either a public school or a route on which transportation is provided by the school authorities, except that this paragraph does not apply if the child resides within two miles of a federal or private school that the child is eligible and able to attend.

How wonderful for Juneau. Part of annexation is the promise of education. You apply the 2 mile limit and ignore it. In 2007 you said you would supply us with home schooling at Funter Bay. Home schooling is not supplying an education, just the tools to do so and as you all know not all parents are capable of home schooling.

In the best interest of the state Juneau should not be given any more land until they can prove they can take care of what they already have in an environmentally correct way. Please reconsider this annex proposal. After looking over all the information above you can see why the people on Admiralty are in fear of Juneau. All I can see is Juneau filling the Mansfield up with one acre lots, Funter Bay's shores covered in houses and no sewer. You have done it before in your other rural areas and like North Douglas, you will wait until the septic gets so bad you will have the state bail you out.

Thank you for your time and thank you Jason Murdock for being a good neighbor. I honestly do not think anyone can meet the rules of annexation for Admiralty.

Phil Emerson

**From:** Phil Emerson  
**To:** [Borough Assembly](#)  
**Cc:** [Lawrence George](#); [harrietsilva@yahoo.com](mailto:harrietsilva@yahoo.com); [senator.dennis.egan@akleg.com](mailto:senator.dennis.egan@akleg.com); [jacob@ktoo.org](mailto:jacob@ktoo.org)  
**Subject:** Attn. Deputy Mayor Jerry Nnkeruis and other Assembly members  
**Date:** Thursday, February 15, 2018 11:45:48 AM

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Hello Jerry and other Assembly members that read this,

I am sorry the vote on the annex did not leave Admiralty out altogether. I thank you for leaving Mansfield Peninsula out of your invasion. Very odd, Funter Bay got left out of the annex because you got letters from 20 people but ignored the letter from Angoon that represents 450 Tlingits. Is that called racism or discrimination? I looked at an interview you had with KTOO Jerry. You said you would vote against discrimination to the gay community, you let your constituency know with KTOO on how you would vote and then voted the opposite. I would almost say you were a little short on honesty. You also said, "I'm a big advocate of individual rights and personal property rights". The first chance you get to vote on this annex you take advantage of the individual rights of landowners on Admiralty and historic lands of Angoon and want to control the people and property on Admiralty with taxes and building codes. From your Code of Ethics, "

**It is declared that high moral and ethical standards among municipal officers are essential to the conduct of free government;"**

I can only guess that you believe it is moral and ethical to discriminate against Angoon and ignore their request to please leave their land alone. Have you bothered to check on how much input Angoon was allowed to have on the "Model Boundary"? I lived at Funter at the time and heard nothing about it, little short on newspapers at the local store at Funter. Just like your annexation attempts, all the meetings are held in Juneau and I would imagine the same happened with the model boundaries. Years ago in your last annex attempt it cost me \$1000 to fly round trip, motel room, taxi, food etc. to go to your meetings. History says the Tlingits have been on Admiralty for centuries. They annexed Admiralty Island long ago with their presence, they did not need a Boundary Commission to draw a line around it, they did not need paper work, it was their ancestral land. Jerry, you said Juneau needs to be first to annex Admiralty, you were beat out thousands of years ago.

This from "Indian Times" -  
**Respect**

**"Americans respect positions of power. Natives respect the natural power that comes from wisdom and the knowledge elders carry forward. Natives respect the earth mother while Americans respect the money that can be made from developing the land. Some Americans are beginning to pick up on this, but too many businesses and POLITICIANS have no interest in protecting the people and the world around them, because they don't respect the people".**

**Natives have respect, a few of us believe in "Doing unto others ...". You are annexing Admiralty because you are afraid that someone else might beat you to it. Heaven forbid that Angoon might want their ancestral land and protect it, darn natives just don't know how to destroy an area like Juneau is doing with the Green's Creek mine. Why shouldn't Juneau grab Admiralty there might be another Greens Creek out there for you to tax, supply no services to and add to the destruction of the environment. That Angoon, they just do not understand the American politicians way of greed and destroying land.**

**Greed, isn't that what this annexation is all about? I would not worry about someone else grabbing this land. I sincerely believe no one else has the gall, greed and disrespect Juneau has. No vote of the people in the annexed area and no vote of the people in Juneau, and no vote from Angoon. You do not want to know how anyone thinks. What happened to being a "Firm believer in Individual rights"? You can ignore the democratic process because you can throw your annex at the legislature and expect them to do all your disrespect. Good luck on that, hopefully the legislature is a tad smarter than the Juneau Assembly.**

**All this will be sent to the Empire but I'm sure you do not care about the native vote, people that are in support of them and all the people on Admiralty and their friends. Maybe Angoon will boycott your Gold Metal Tournament, get other communities to join in. Would this get you attention? Maybe a website to tell tourists how you treat American Natives and tell them to boycott Juneau and Alaska. Would this get your**

**attention? Please tell me what it takes for you to respect Angoon's request.**

**Just got this - glad to see you are getting spanked.**

Lt. Gov. Byron Mallott said Juneau is not behaving like a good neighbor. During a Wednesday speech to the Southeast Conference Mid Session Summit, he lambasted officials for trying to annex parts of nearby Admiralty Island.

My Juneau is making a great name for itself. You might get another capital move push out of your actions. who would want Juneau representing the state.

Thanks for your time.

Phil Emerson



Virus-free. [www.avast.com](http://www.avast.com)

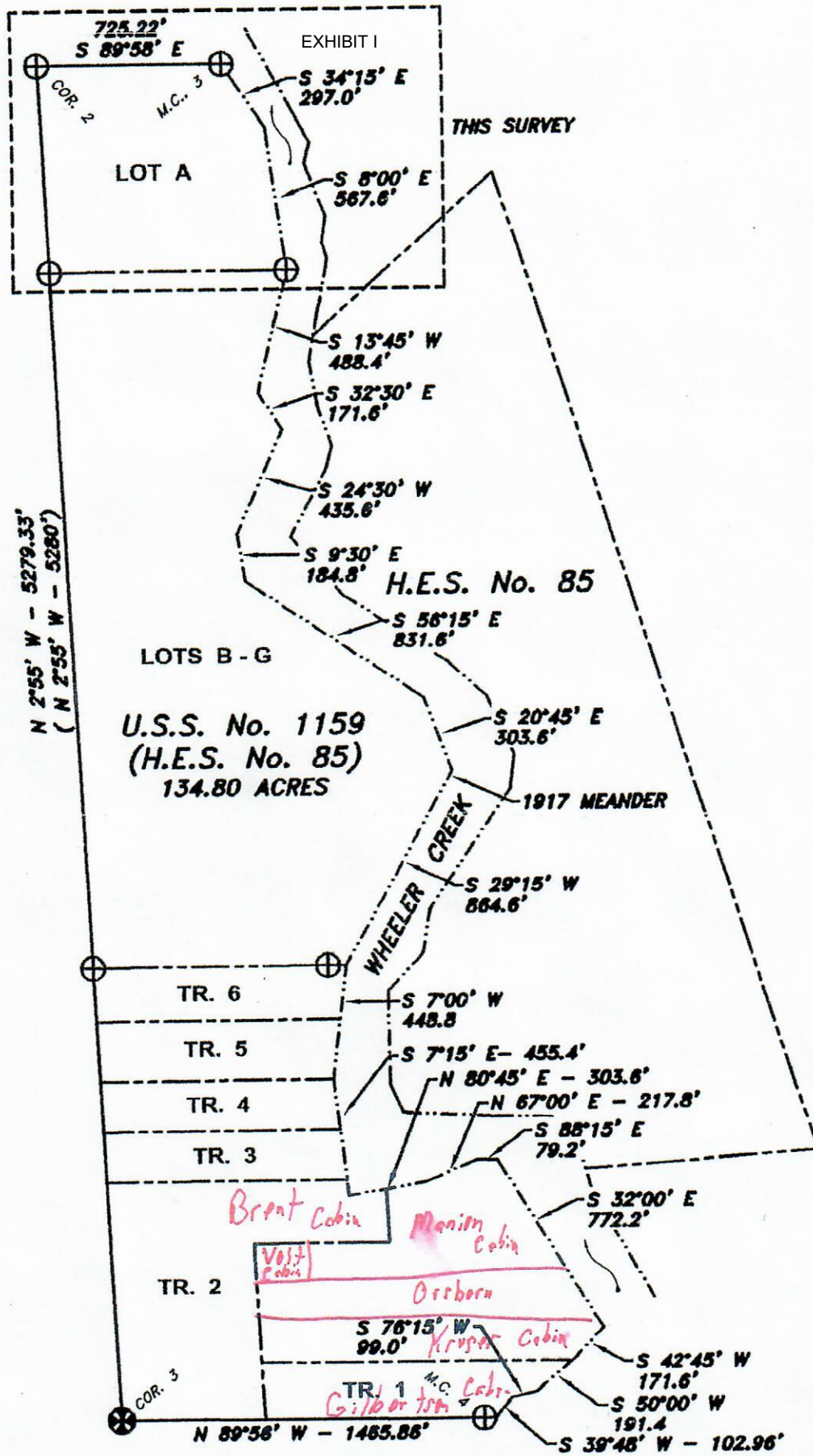
**From:** Jerry Reinwand  
**To:** [Borough Assembly](#)  
**Subject:** Map  
**Date:** Monday, February 19, 2018 3:51:42 PM  
**Attachments:** [WCpropertymap.pdf](#)

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**Mayor/Assembly members:**

**I failed to include our Lot A property map in my first email. I have attached it to this email  
Sorry for the confusion. I have also included an aerial photo of the Wheeler Creek area to  
give you an idea of the area's landscape.**

**Jerry Reinwand**



**ORIGINAL U.S.S. SURVEY No. 1159  
AND SUBDIVISION THEREOF  
(H.E.S. No. 85)**

**SCALE: 1" = 600'**



An aerial photograph showing a wide river meandering through a lush green valley. The river is surrounded by dense evergreen forests. In the background, a range of mountains with patches of snow is visible under a clear blue sky.

EXHIBIT I

EXHIBIT I

Page 113 of 149

**From:** Jerry Reinwand  
**To:** [Borough Assembly](#)  
**Cc:** [Rorie Watt](#)  
**Subject:** Annexation  
**Date:** Monday, February 19, 2018 3:35:06 PM  
**Attachments:** [wcproperty1.pdf](#)  
[wcproperty1.pdf](#)

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Mr. Mayor/Assembly members:

I sent the highlighted email to Rorie Watt shown below this message. Rorie suggested that I send this information to you. I've also included two maps: 1) which shows the location of my family's property, and 2) a map of the meadow area upstream (south) of our property and the pattern of ownership in the upper meadow.

As I've noted in the email to Rorie, I am having a difficult time determining the policy foundation for the decision to exempt Funter Bay property from the annexation, while at the same time keeping the Wheeler Creek area in the annexation proposal.

Jerry Reinwand

**Rorie:**

My family owns 19-acres at Wheeler Creek on northern Admiralty Island. It appears that our property, and those of other property owners at Wheeler Creek, are part of the proposed annexation to the CBJ.

It is my understanding that the Funter Bay area has now been excluded from the proposed annexation area due to opposition from Funter Bay property owners, but other Admiralty Island lands are still in the proposed annexation.

I am struggling to understand what public policy buttresses the Assembly's decision to eliminate Funter Bay from the proposed annexation area, but which still leaves an area such as Wheeler Creek in the proposed annexation. Is the policy yardstick that the Assembly used to exclude Funter Bay based on public opposition to a particular area being included in the annexation? If so, it is my understanding that some Wheeler Creek property owners voiced their opposition to that portion of the annexation—so shouldn't their opposition carry as much weight as the Funter Bay property owners' opposition to the annexation—as a matter of fairness and public policy?

If the Assembly is using opposition to an area's being annexed, what are the policy criteria underpinning the decision? The decibel level of the opposition? The number of comments—written or verbal--against the proposed annexation area? The number of Juneau residents who own property in the proposed annexation area who are opposed to the annexation? Or is the public policy simply: "we have to grab this land before someone else does?"

Any clarification that you could offer me to clarify the policy driving the annexation, and those lands selected to be included in the annexation, would be greatly appreciated.

Jerry Reinwand  
Owner  
Lot A, U.S. Survey 1159  
Admiralty Island

EXHIBIT I

**From:** Steve and Joan Gilbertson  
**To:** [Borough Assembly](#)  
**Cc:** [Amy Mead](#)  
**Subject:** A New Annexation Proposal  
**Date:** Tuesday, February 20, 2018 10:06:31 AM

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February 20,2018

Mayor Koelsch and Members of the Assembly,

I'm sure most of you saw the front page of the February 19, 2018 Juneau Empire with headlines "*Mallott Blasts Annexation Bid, Juneau not being good neighbor he says*". This highlights the unnecessary degree of controversy regarding the annexation proposal as presently drawn

I was encouraged at the end of the article that Mayor Koelsch said he would try to set up a meeting with Angoon. This would be a good step to work on a compromise that could satisfy the needs of both communities. The Mayor of Angoon and other residents were present for the last two Assembly meetings so I'm sure it can happen. Sitting down with Angoon and other property owners from the west side of the island and drawing up some maps on an informal basis could accomplish more than a public hearing. A joint proposal from both communities would carry a lot of weight with the Local Boundary Commission.

My proposal is to basically divide Mansfield Peninsula from Pt. Retreat to the Greens Creek Mine. It is clear that the main interest of the CBJ is the eastern side of Admiralty Island and the Greens Creek Mine. Angoon has traditionally used the west side of Admiralty Island and has strong ties to it. This use includes subsistence harvesting activities, commercial fishing, and employment at both the former Hawk Inlet and Funter Bay canneries.

It is not in the interest of either the CBJ or Angoon to draw unilaterally proposed boundaries. A little diplomacy can go a long way to developing a solution to the annexation controversy.

The CBJ could accomplish its goals by annexing only the eastern side of Admiralty Island and any logical expansion of the Greens Creek mine. Angoon can have their traditional use area on the west side of Admiralty Island left intact.

The CBJ does not have the decision making power on the annexation so there is still an opportunity to modify the request as the process goes on. Resolution 2817 is not a legislative act of the CBJ. Much can be done to improve it. I would suggest the City Manager not make the annexation application until a compromise proposal be worked out with Angoon. I would be glad to participate in that effort.

Sincerely,

Steve Gilbertson, Wheeler Creek landowner

cc. Rorie Watt

Amy Mead

EXHIBIT I

**From:** "domadmin@juneau.org"  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Saturday, March 24, 2018 12:55:39 PM

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**Select Recipient**

Entire Assembly

**Your Name**

Thomas & Marjorie Osborn

**Contact Information**

Email

**Email**

[margeinalaska@gmail.com](mailto:margeinalaska@gmail.com)

**Subject of Message**

Pending annexation petition

**Message**

Dear Mayor Koelsch and Assembly Members,  
with copy to Juneau Empire Letters

We are writing again to request that you review and amend your latest decision to attempt to annex several parts of Admiralty Island. We have listened to the great amount of discussion and testimony at the Assembly meetings on this issue, and have reviewed additional information researched and presented in letters and comments to you all. On the basis of that testimony and information, we believe CBJ should support the motion presented by Assembly member Edwardson and not attempt to annex any land on Admiralty Island.

We hope you have all read with open minds the arguments for not annexing these areas that have been presented over the last two years and at length by Admiralty Island property owners, Native leaders from Angoon, and other concerned Juneau citizens. Some Assembly members have argued that some other borough will preempt Juneau's "claim" to Admiralty Island, or that some elected official or state agency wants the Unorganized Borough to immediately be replaced by moving all of Alaska into the "model boroughs" that were suggested in the 1990s. Yet, no existing borough has indicated any interest in annexing Admiralty Island, and if one did in the future, Juneau would have plenty of opportunity to argue its case before the Local Boundary Commission. Also, considerable research has been unable to identify any State of Alaska impetus to immediately place all of Alaska into urban boroughs and dissolve the Unorganized Borough—an entity that was specifically established at Statehood to account for the unique geography, economics, and population distribution of areas such as Admiralty Island. We urge those of you who have expressed these opinions to reconsider them in light of the research and information that has come to light during your discussions of an annexation petition.

Many of us who are concerned about this issue, including people with considerable legal expertise, have exhaustively examined the constitutional requirements the Local Boundary Commission can be expected to apply to any proposed annexation petition. As citizens and taxpayers of CBJ, we are extremely concerned that the Borough will face substantial expense to fight the legal challenge(s) that will inevitably be brought if this petition is carried forward in its present form. We are already concerned about the huge amount of staff time and assembly members' time spent pursuing the annexation issue, even though an assembly study group just two years ago concluded that it was not a viable course at that time. We believe it would take years for any income from taxing newly annexed areas to offset that expense, never mind the costs of trying to govern and extend so-called "essential services" to remote areas that do not need or request them.

EXHIBIT I

After attending several Assembly meetings on this issue, we have a newfound understanding of the huge number of issues Assembly and staff members must pursue and understand to keep the Borough running smoothly. We thank you all for that, and we urge you to focus your time and attention on meeting the needs within the present CBJ boundaries—many of which are unfulfilled or unable to be financed in this time of decreased budgets.

Please reconsider the idea of including any parts of Admiralty Island in an annexation petition. It just does not make sense.

Thank you.

Thomas & Marjorie Osborn

P.O. Box 211448

Auke Bay, AK 99821

**CITY OF ANGOON**

**RESOLUTION NO. 18-01.**

A RESOLUTION BY THE CITY OF ANGOON TO OPPOSE THE ANNEXATION OF ADMIRALTY ISLAND BY ANY OUTSIDE BOROUGH OR COMMUNITY.

**WHEREAS**, the City of Angoon located on Admiralty Island opposes the annexation of any portion of Admiralty Island; and

**WHEREAS**, Article X, sec 3 of the Alaska Constitution requires the state to be divided in boroughs, organized or unorganized. The standards shall include population, geography, economy, transportation, and other factors which encompass an area and population with common interest to the maximum degree possible; and

**WHEREAS**, In 1978, President Jimmy Carter established the Admiralty Island National Monument in Proclamation 4611 and In 1980, Congress ratified the 1978 Presidential Proclamation and directed that "subject to valid existing rights... [the Secretary of Agriculture was to manage the Admiralty Island National Monument] to protect objects of ecological, cultural, geological, historical, prehistorical, and scientific interests', in addition, congress later changed Admiralty Island again with S.2543 – Admiralty Island National Monument Land Management Act of 1990 placing management rights to Kootznoowoo, Inc. because of its 'superlative combination of scientific and historic objects'; and

**WHEREAS**, citizens of Angoon have customarily and traditionally used the resources consistent with Article 8 sec 506 of ANILCA on Admiralty Island for time immemorial; and

**WHEREAS**, protecting Admiralty's fish and wildlife habitat in a natural state is essential to keeping Admiralty Island as a National and International treasure and essential for the health and culture of the Angoon People as per article VIII sec 4 of the Alaska Constitution; and

**WHEREAS**, regular meetings of the governing body are held in the city and a record of the proceedings is maintained; and

# CITY OF ANGOON

PO. BOX 189 • ANGOON, ALASKA 99820 • (907) 788-3653 • FAX (907) 788-3821

**NOW, THEREFORE, BE IT RESOLVED THAT:** The City Council of Angoon in cooperation with Kootznoowoo, Inc., the local IRA and residents of Funter Bay by this resolution hereby oppose the annexation of any portion of admiralty island and as the only permanent year round recognized establishment on Admiralty Island the residents of Angoon reserve the rights to claim Admiralty Island as stated in monument language on behalf of the residents of Angoon and Admiralty Island.

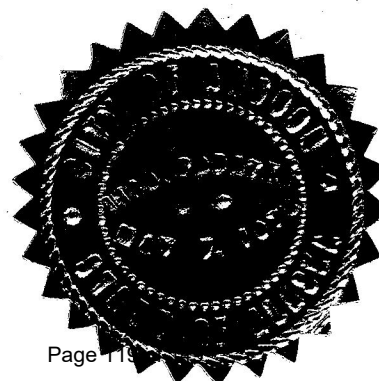
PASSED AND APPROVED by the duly constituted quorum of the city council this 19 day of January, 2018

SIGNED: Pauline Jim Mayor

ATTEST: Albert Howard City Clerk

**Angoon City Council;**

Pauline Jim	yes	Edward Jack, Sr.	yes	Jess Daniels	yes	Joshua Bowen	yes
Albert Howard	yes	Randall Gamble	yes	Gail Tharpe-Lucero	yes		



**EXHIBIT I-3.**

CBJ has attached all the letters received in 2019



**From:** [kim@spoonercontracting.com](mailto:kim@spoonercontracting.com)  
**To:** [Borough Assembly](#)  
**Subject:** Annexation of Admiralty Island  
**Date:** Wednesday, June 5, 2019 7:48:55 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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Dear Assembly Members,

I am writing to you about the proposed annexation of Admiralty island by the Juneau Borough. While I understand their concern about the eastern half of the island due to potential lost business tax revenue from the mining activity there I do not understand why there is a desire to annex the western shore area. There is no business activity in that area. The homes there are recreational residences and used only during the summer months. We receive absolutely no government services from Juneau Borough: no mail delivery, no roads, no utilities, no fire services and no police services. I would like to request that the western shore area of Admiralty Island be excluded from the annexation.

Sincerely,  
Kim Spooner  
Lot 4 Lode Subdivision  
Funter Bay, Alaska

(253) 332-4836

EXHIBIT I

**From:** [Mila Cosgrove](#)  
**To:** [Reid Harris](#)  
**Cc:** [Beth McEwen](#); [Alexandra Pierce](#); [Dan Bleidorn](#); [Megan Costello](#)  
**Subject:** RE: annexation  
**Date:** Thursday, June 6, 2019 4:19:30 PM  
**Attachments:** [Proposed Borough Boundary map.pdf](#)  
[Res2817-Final\\_am-Authorizing\\_Filing\\_Annexation\\_Petition-Legislative\\_Review-amended.pdf](#)  
[image001.png](#)

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Hi Reid,

I have attached the map of the proposed borough boundary. I am not sure where the idea originated that CBJ was trying to annex Angoon. There was confusion about that while the Assembly was discussing this issue last year, never by the Assembly, but by the press and public. There was never any attempt to include Angoon or anywhere close to Angoon in the proposed borough boundary. To the best of my knowledge and belief CBJ has never considered annexing Angoon at any point during the current or historical conversations on annexation.

This direction to staff to prepare a petition for Local Boundary Committee consideration was discussed at the January 3, 2018 Committee of the Whole meeting and passed by resolution at the January 22, 2018 Regular Assembly Meeting. The direction is contained in Resolution 2817 also attached here for your reference.

If you want to review packet materials for either of these meetings or review the minutes you can find them on our web page: <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>

Once the petition is ready to file with the LBC, we are happy to share a copy with you.

Please let me know if there is any additional information you are looking for.

Mila

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Mila Cosgrove  
Deputy City Manager  
City & Borough of Juneau, Alaska  
(907) 586-5240  
[www.juneau.org](http://www.juneau.org)



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**From:** Beth McEwen  
**Sent:** Thursday, June 6, 2019 3:57 PM  
**To:** Alexandra Pierce ; Dan Bleidorn ; Mila Cosgrove  
**Cc:** Reid Harris  
**Subject:** RE: annexation

Hi Alix – I'm forwarding this to Mila as she is currently the one working with the Law Department staff on this project and responding to any requests for information about it.

Beth McEwen, MMC

CBJ Municipal Clerk \* 155 S. Seward Street, Juneau, AK 99801 \* 907-586-5278ph.

[Beth.McEwen@juneau.org](mailto:Beth.McEwen@juneau.org) \* [www.juneau.org](http://www.juneau.org)

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**From:** Alexandra Pierce <[Alexandra.Pierce@juneau.org](mailto:Alexandra.Pierce@juneau.org)>  
**Sent:** Thursday, June 6, 2019 3:55 PM  
**To:** Dan Bleidorn <[Dan.Bleidorn@juneau.org](mailto:Dan.Bleidorn@juneau.org)>; Beth McEwen <[Beth.McEwen@juneau.org](mailto:Beth.McEwen@juneau.org)>  
**Cc:** Reid Harris <[reid.t.harris@gmail.com](mailto:reid.t.harris@gmail.com)>

**Subject:** FW: annexation

Hi Dan/Beth,

I'm not actually sure if this is a Lands or Clerk's question, but hopefully one of you has an answer to Reid's question regarding Annexation below. I'm not aware of any historical attempts at annexation so I don't know where to send him for minutes. Can one of you please get back to Reid with some direction?

Thanks!

Alix

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**From:** Reid Harris <[Reid.Harris@akleg.gov](mailto:Reid.Harris@akleg.gov)>

**Sent:** Thursday, June 6, 2019 2:50 PM

**To:** Alexandra Pierce <[Alexandra.Pierce@juneau.org](mailto:Alexandra.Pierce@juneau.org)>

**Subject:** annexation

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Hi Alix,

On request of Rep. Kreiss-Tomkins (JKT) I am researching CBJ annexation on Admiralty Island. JKT represents Angoon and the community has some concerns about potential annexation. I just saw the annexation map (attached) from the June 3, 2019 assembly meeting and was hoping to get some clarification from CBJ, perhaps the Lands Dept?

To be clear, the map does not appear to annex Angoon itself, rather the northern portions of Admiralty Island. Can CBJ confirm they are not attempting to bring Angoon into the borough? I'm trying to find minutes (and votes) from the last time CBJ attempted annexation on Admiralty. Could you or someone at the assembly point me in the right direction?

Thank you for your help.

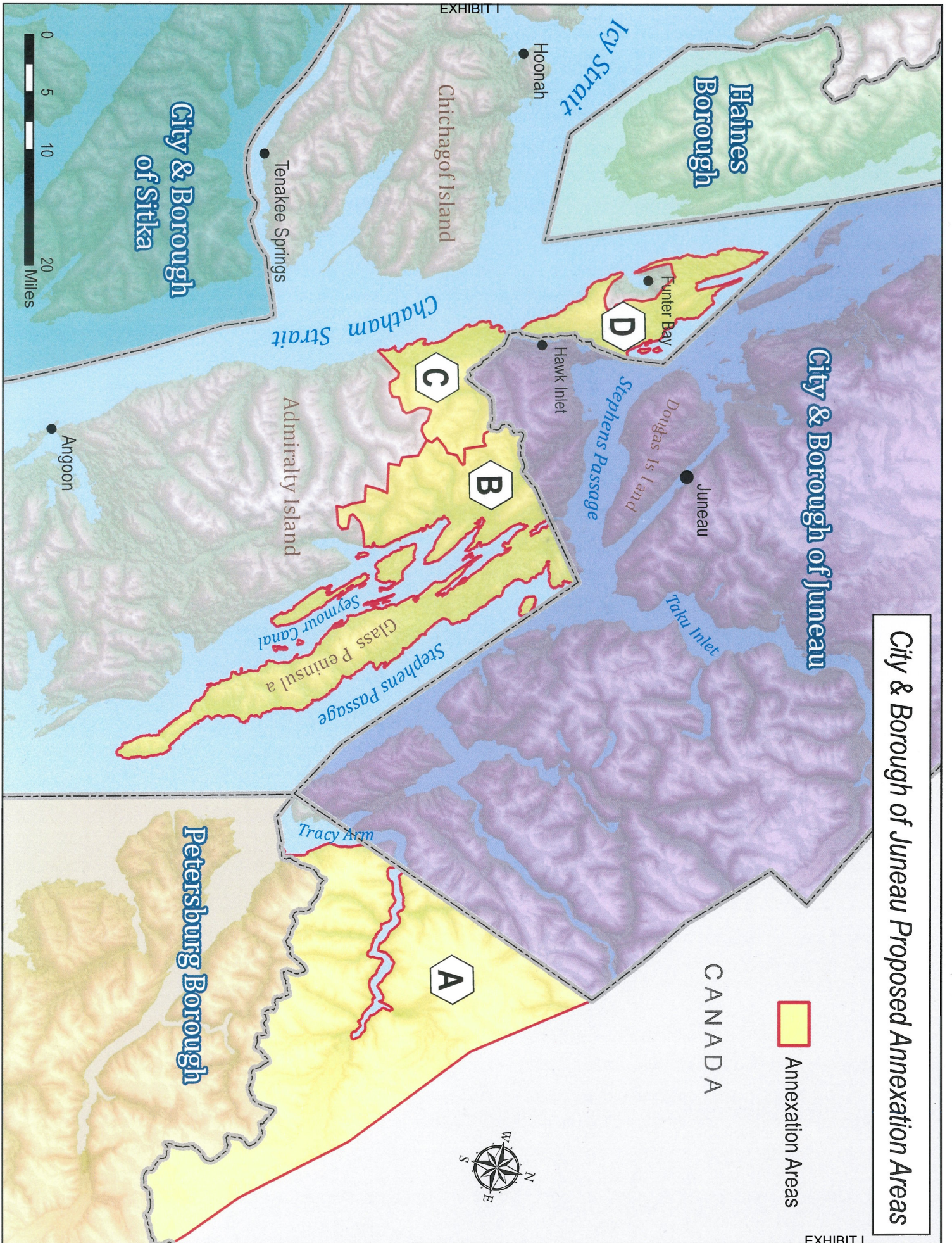
**Reid Harris**

**State Affairs Committee Aide**

**Rep. Jonathan Kreiss-Tomkins**

**Cap #411**

**907-465-5446**



**City & Borough of Juneau Proposed Annexation Areas**

Presented by: The Manager  
Introduced: 01/22/2018  
Drafted by: A. G. Mead

**RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2817(am)**

**A Resolution Authorizing the Filing of an Annexation Petition by Legislative Review before the Local Boundary Commission.**

WHEREAS, Article X, sec. 3 of the Alaska Constitution requires the State to be divided into boroughs which encompass an area and population with common interests to the maximum degree possible; and

WHEREAS, Article X, sec. 12 of the Alaska Constitution directs the establishment of a local boundary commission to consider any proposed local government boundary change; and

WHEREAS, the Local Boundary Commission conducted an intensive study, which included public testimony from throughout Alaska, in order to adopt "model borough boundaries" throughout the unorganized borough to be used as a "frame of reference" by the Local Boundary Commission in evaluating future petitions; and

WHEREAS, by Resolution 2587, the Assembly authorized the filing of an annexation petition to annex that portion of land between the CBJ and the then City of Petersburg, an area also sought by Petersburg as part of its borough incorporation petition; and

WHEREAS, in deciding Petersburg's petition and granting Petersburg much of the land identified in the CBJ's annexation petition it became necessary for the CBJ to amend its petition; and

WHEREAS, the City and Borough of Juneau Assembly has carefully considered whether amending its annexation petition to include other areas of the unincorporated borough either previously identified as part of Juneau's model borough boundary, or which, in considering the standards for annexation set by state law, would appropriately and best be served by annexation to the City and Borough of Juneau; and

WHEREAS, at its Committee of the Whole meeting on January 3, 2018, the Assembly directed a resolution be prepared to authorize the amendment of the CBJ's currently pending annexation petition to include the following areas, as amended by the Assembly at its meeting on February 12, 2018, (identified on the map attached as Exhibit A):

- Lands abutting and in Seymour Canal beginning with the Pack Creek watershed and including all lands to the north that drain into Seymour Canal;
- The Glass Peninsula;

- All of the lands on Admiralty Island to the north of Hawk Inlet, including Horse and Colt Islands but excluding those lands that lie with the watersheds that drain into Funter Bay;
- An area south of the Greens Creek Mine and the existing City and Borough of Juneau boundary that encompasses all lands that drain into Wheeler Creek and lands to the west of the Wheeler Creek basin that drain directly into Chatham Strait.

WHEREAS, the Assembly further directed that the petition be filed as a petition for annexation by legislative review process; and

WHEREAS, state law (3 AAC 110.425) requires that prior to submitting a petition for legislative review, prospective petitioners prepare a draft of the prospective petition, provide public notice, and conduct a public hearing on the annexation proposal.

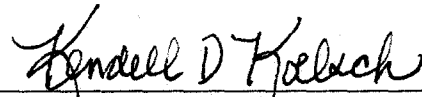
NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1.** The Assembly directs the Manager to amend the City and Borough of Juneau's petition, currently pending (in stayed status) before the Local Boundary Commission by including those lands identified herein and as shown on Exhibit A, and by filing the petition as a petition for annexation by legislative review.

**Section 2.** The Assembly directs the Manager to initiate the process in accordance with 3 AAC 110.425 by preparing a draft of the prospective annexation petition and providing for the public notice and hearing as required by law.

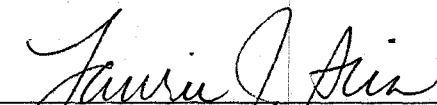
**Section 3. Effective Date.** This resolution shall be effective immediately after its adoption.

Adopted this 12<sup>th</sup> day of February, 2018.



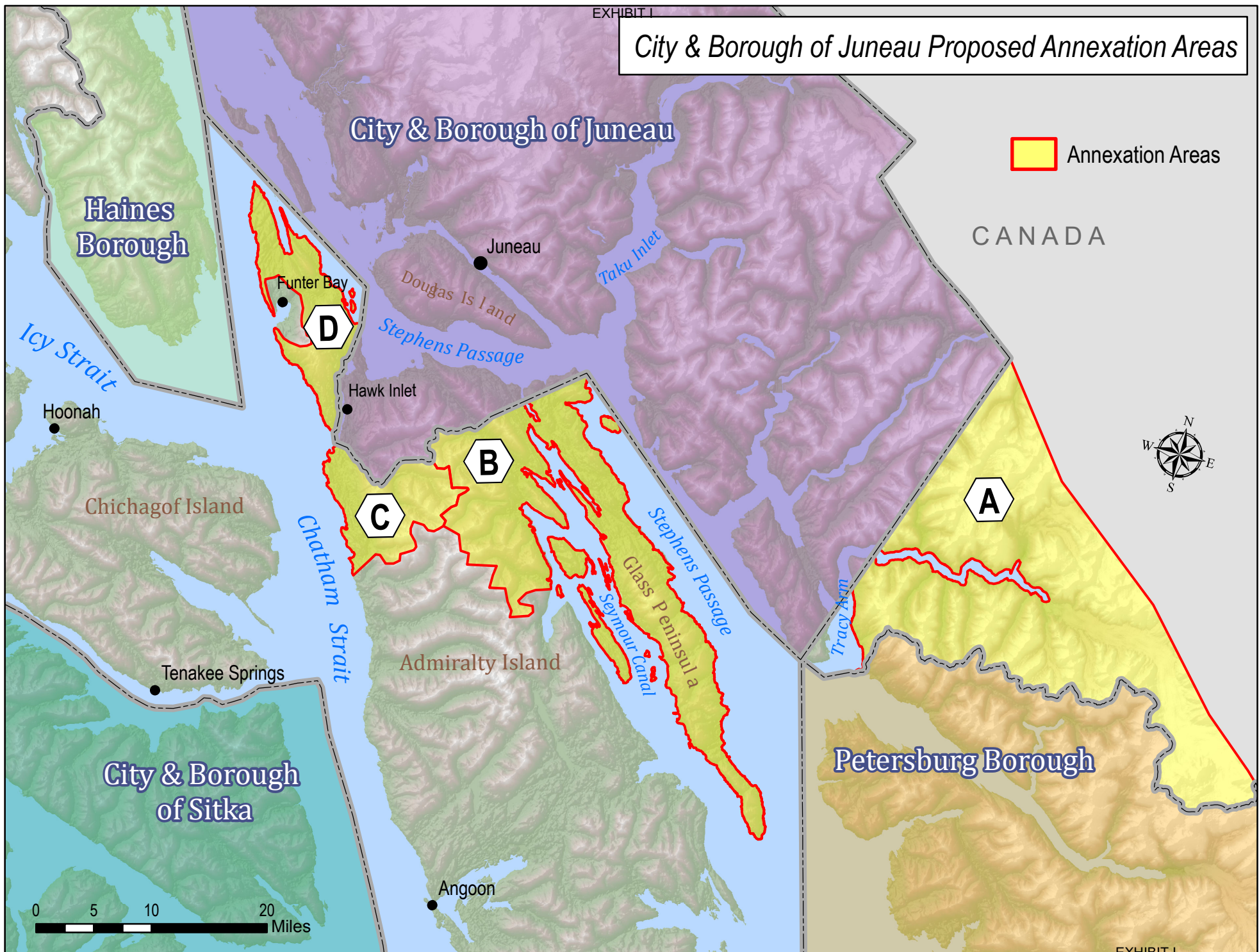
Kendell D. Koelsch, Mayor

Attest:



Laurie J. Sica, Municipal Clerk

# City & Borough of Juneau Proposed Annexation Areas



**From:** [Mila Cosgrove](#)  
**To:** [Megan Costello](#)  
**Subject:** FW: Annexation update  
**Date:** Monday, June 10, 2019 1:59:42 PM  
**Attachments:** [image002.png](#)

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Mila Cosgrove  
Deputy City Manager  
City & Borough of Juneau, Alaska  
(907) 586-5240  
[www.juneau.org](http://www.juneau.org)



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**From:** Joshua Bowen  
**Sent:** Thursday, June 6, 2019 12:07 PM  
**To:** Rorie Watt  
**Cc:** Beth Weldon ; Albert Kookesh ; Mila Cosgrove  
**Subject:** RE: Annexation update

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Rorie,  
9AM tomorrow will work for me.

I just want to reiterate that the City and its residents are very opposed to any further annexation on the admiralty national monument.

Proclamation 4611 by President Jimmy Carter states, “Admiralty Island has been continuously inhabited by Tlingit Indians for approximately 10,000 years. Archeological sites and objects are plentiful in the areas of Angoon, Chalk Bay, Whitewater Bay and other bays and inlets on the island. These resources provide historical documentation of continuing value for study. The continued presence of these natives on the island add to the scientific and historical value of the area. The cultural history of the Tlingit Indians is rich in ceremony and creative arts and complex in its social, legal and political systems. Admiralty provides a unique combination of archeological and historical resources in a relatively unspoiled natural ecosystem that enhances their value for scientific study.”

The proclamation goes on to say, “Protection of the entire island, exclusive of the Mansfield Peninsula, is necessary to preserve intact the unique scientific and historic objects and sites located there. Designation of a smaller area would not serve the scientific purpose of preserving intact this unique coastal island ecosystem.”

And finally, “Warning is hereby given to all unauthorized persons not to appropriate, injure, destroy or remove any feature of this Monument and not to locate or settle upon any of the lands thereof.” 3 AAC 110.990 defines contiguous as: with respect to area, territory, or property, adjacent, adjoining, and touching; contiguous area, territory, or property includes area, territory, or property separated by public rights-of-way. I don’t think the old petition to cross over Stephens Passage and annex greens creek should have qualified, as it doesn’t fall under a “contiguous” land annexation. I had hoped that when this all came up last year, and CBJ saw the response from Funtner bay



residents, Angoon residents, and CBJ residents opposing any continued annexation of admiralty, that you would abandon your efforts on Admiralty and stick to the proposed annexation to the south of CBJ.

Like I said in the last email, we are eager to get to the point to where we can either expand our borders or borough up. We simply do not have the population to do it now, and any success you may have in annexing more of admiralty just means a battle down the road over what should never have been annexed by CBJ in the first place.

In a news article last year, you mentioned that a big part of the effort was due to the proposed model borough boundaries from the 90's. I strongly disagree with how these boundaries were formed, and will be actively lobbying for another boundary study for still unorganized borough lands, and/or a reduction in minimum population to qualify for borough status. These boundaries did not follow the boundaries of the Admiralty National Monument, and for this reason I believe the annexation should not have been allowed to happen.

I have a lot of questions being thrown at me regarding this, and I would appreciate if you could answer some of them for me before we meet tomorrow.

1. Besides following the LBC model borough boundaries and article X of the constitution, which states all of Alaska shall be in a borough, either organized or unorganized,, what reasons do you have for annexing more of admiralty?
2. Do you currently receive PILT revenues from the already annexed portion of admiralty? If so, how much of your PILT payment is from that section of Admiralty, and what kind of increase in PILT funds, if any, do you anticipate if successful in further annexation of Admiralty?
3. If your intention is to follow the Model Borough Boundaries, then why are you attempting to include lands on the Chatham Model Borough?
4. Can you provide the City of Angoon with a copy of your annexation application?

We have several reasons to be opposed to your annexation application for admiralty island. Please consider these points I raised, and I look forward to discussing these and more during our meeting tomorrow.

Thanks again,  
Joshua Bowen  
Angoon Mayor

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**From:** Rorie Watt <[Rorie.Watt@juneau.org](mailto:Rorie.Watt@juneau.org)>

**Sent:** Wednesday, June 05, 2019 7:07 PM

**To:** Joshua Bowen <[mayor@cityofangoon.com](mailto:mayor@cityofangoon.com)>

**Cc:** Beth Weldon <[Beth.Weldon@juneau.org](mailto:Beth.Weldon@juneau.org)>; Albert Kookesh <[cityclerk@cityofangoon.com](mailto:cityclerk@cityofangoon.com)>; Mila Cosgrove <[Mila.Cosgrove@juneau.org](mailto:Mila.Cosgrove@juneau.org)>

**Subject:** Re: Annexation update

Hi Joshua -

Can you meet Friday morning at 9? Thanks.

On Jun 5, 2019, at 1:34 PM, Joshua Bowen <[mayor@cityofangoon.com](mailto:mayor@cityofangoon.com)> wrote:

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Rorie and Beth,

What was the result of the Attorneys report? Did your assembly make a decision to

move forward with submitting the application?

It looks like your proposed annexation would bring you just about in line with the model borough boundaries established in 1992. That being said, I am interested in knowing what the motivation is for annexing any more of admiralty. Is it just to be in line with the model borough boundaries? If that's the case, then wouldn't Funtner bay be included in your annexation? Were they excluded in this round of annexation because of their very vocal resistance to the idea last year? The City of Angoon, as well as citizens across southeast Alaska, would undoubtedly be just as, if not more, vocal in our resistance to the idea of further annexation of Admiralty Island.

I hope that CBJ understands how vehemently opposed we are to any further annexation of Admiralty Island, and any effort to proceed in annexing any more of Admiralty Island would be seen as an extremely aggressive move on the part of CBJ, a large city, against a small rural native community, who were named as stewards of this island by President Jimmy Carter many years ago. Last year when this all came up, I did bring it up on a Juneau FB page, and was surprised to see the level of support for Angoon from your own citizens against CBJ attempting any annexation of Admiralty Island. I was not the Mayor last time this issue came up, but I am now, and I am willing to use my power of publicity as the Mayor of this town to ensure everyone understands how opposed we are.

I will be in Juneau for the day on Friday. I would like to meet with you to discuss this further, and I am requesting that you hold off on any further action in regard to submitting your annexation application.

We are sorting out some local issues, but do plan on starting the annexation process soon, once we decide whether we will be going for a simple boundary expansion, or changing over to a borough. Forcing this issue would in turn force us to attempt to annex more land or "borough up" before we are in the best position to do so.

I look forward to hearing back from you, and hope we can meet sometime Friday to discuss this in person.

Thank you,  
Joshua Bowen  
Angoon Mayor

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**From:** Rorie Watt <[Rorie.Watt@juneau.org](mailto:Rorie.Watt@juneau.org)>

**Sent:** Monday, June 03, 2019 12:48 PM

**To:** Beth Weldon <[Beth.Weldon@juneau.org](mailto:Beth.Weldon@juneau.org)>; Joshua Bowen <[mayor@cityofangoon.com](mailto:mayor@cityofangoon.com)>

**Subject:** RE: Annexation update

Hi Joshua –

Attached is an overview map that shows the boundaries of our draft petition. If you want to discuss this at some point, we are more than happy to sit down with you. Let us know if that is something that you want to do. Thanks.

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**From:** Beth Weldon <[Beth.Weldon@juneau.org](mailto:Beth.Weldon@juneau.org)>

**Sent:** Monday, June 3, 2019 12:05 PM

**To:** 'Joshua Bowen' <[mayor@cityofangoon.com](mailto:mayor@cityofangoon.com)>

**Cc:** Rorie Watt <[Rorie.Watt@juneau.org](mailto:Rorie.Watt@juneau.org)>

**Subject:** Annexation update

EXHIBIT I

Hi Josh,

We will be getting a report from our Attorney about the annexation tonight at our Assembly meeting. Basically, the report should be that we are ready to submit our application. If you want to listen in, you can hear us on KTOO. The meeting starts at 7, but unfortunately this will be one of our last topics so may be late as we are doing budget items.

If you have any questions, please let me know.

I have also heard about a death in your community. I am saddened for your loss and will keep Angoon in my thoughts and prayers as you deal with losing one of your own.

Best wishes,

Beth Weldon

EXHIBIT I

**From:** [Mila Cosgrove](#)  
**To:** [Borough Assembly](#)  
**Subject:** City of Angoon Annexation Resolution  
**Date:** Wednesday, June 12, 2019 10:38:59 AM  
**Attachments:** [Annexation Resolution.jpg](#)  
[image001.png](#)

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Greetings all,

We received the following email today from Angoon Mayor Josh Bowen regarding the CBJ's proposed annexation of portions of Admiralty Island. Rorie and I met with Mr. Bowen, and Ms. Melissa Kookesh, Chairwoman of the Board for Kootznoowoo Inc. last Friday. They let us know this would likely be coming. Their main concern continue to be what they perceive as a further encroachment into the Admiralty National Monument. Rorie and I extended an offer again to meet with them in Angoon or Juneau. They agreed to consider the offer and get back to us about timing. The annexation petition will be filed this week with the Local Boundary Commission for technical review. Following that review there will be an opportunity for Public Comment prior to the submission to the LBC for final review. The petition, as modified by the LBC, will be forwarded to the Legislature for their review and action.

Please let me know if you have any questions.

Mila

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Mila Cosgrove  
Deputy City Manager  
City & Borough of Juneau, Alaska  
(907) 586-5240  
[www.juneau.org](http://www.juneau.org)



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**From:** Joshua Bowen  
**Sent:** Wednesday, June 12, 2019 9:52 AM  
**To:** Beth Weldon  
**Cc:** Rorie Watt ; Mila Cosgrove  
**Subject:** Annexation Resolution

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Beth,

I have attached a resolution that we passed on Monday in opposition to any effort by CBJ to annex any more of the national monument.

I feel strongly that CBJ is making a mistake by annexing any more of the monument. We are prepared to show our resistance every step of the way during the long public process involved with annexation petitions. There is a peaceful protest scheduled for this Friday in Juneau. I have reached out to state and federal legislators, and have received responses from some saying that they are on our side on this.

It is not too late to amend your petition and remove those areas of the monument that we are so attached to. Mansfield peninsula, colt, and horse islands are not part of the monument, and as such, we would have no opposition to you annexing those areas. This monument is considered to be a

EXHIBIT I

local treasure, one that the elders of this town went and fought for many years ago. I again urge you to reconsider.

Thank you,  
Joshua Bowen  
Angoon Mayor



**Resolution of the City of Angoon, Alaska  
Resolution No. 19-04**

**A Resolution in Opposition to any Effort by the City and Borough of Juneau to Annex any Portion of the Admiralty National Monument or Kootznoowoo Wilderness Area**

**Whereas**, The City of Angoon is the local government for Angoon, a City of historical significance to Admiralty Island with multiple indigenous Tlingit Clans having an ancient connection to management of Admiralty Island and the Kootznoowoo Wilderness Area; and

**Whereas**, in 1978, a Delegation of Angoon Elders, concerned about any future development on Admiralty Island, travelled to Washington D.C. to lobby for federal protections of Admiralty Island, and to ensure continued stewardship of the island by its indigenous people; and

**Whereas**, the 1978 Angoon Delegation was a major force in establishing Admiralty Island as a protected National Monument through the passage of ANILCA; and

**Whereas**, Admiralty Island is classified as a unit in the Southeast Alaska Biosphere Reserve by the United Nations Educational, Scientific and Cultural Organization, a designation that merits continued protection of Admiralty Island and it's contiguous environs by the local indigenous population; and

**Whereas**, Section 202 (2) of Public Law 101-378 (1990) provides for management of Admiralty Island National Monument, "between the Federal Government and the indigenous residents of the island, the people of the city of Angoon and the Native Village Corporation, Kootznoowoo Incorporated."; and

**Whereas**, the 1997 Model Borough Boundaries adopted by the local boundary commission did not follow the geographic boundary of the Admiralty National monument, and as such, erroneously apportioned a section of the national monument lands to the Juneau Model Borough; and

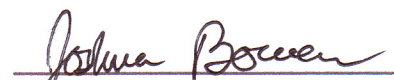
**Whereas**, on January 22, 2018, the Assembly of the City and Borough of Juneau narrowly approved resolution 2817, a resolution authorizing the filing of an annexation petition with the Local Boundary Commission; and

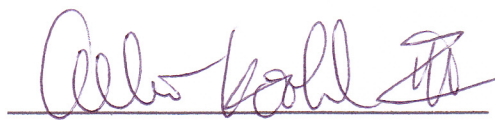
**Whereas**, the City and Borough of Juneau has only recently decided to act on the 18-month-old Resolution 2817, failing to provide newly elected assembly members an opportunity to vote on this significant and controversial issue; and

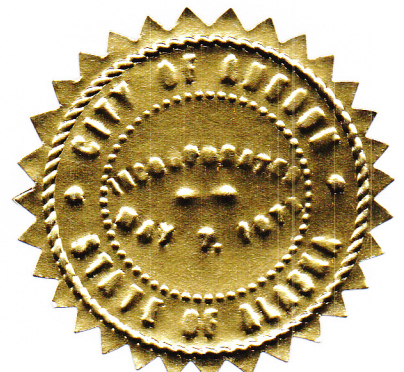
**Whereas**, any annexation of Admiralty Island by the City and Borough of Juneau would not be consistent with 3 AAC 110.190, Boundary requirements, specifically: ethnicity and cultures.

**Now Therefore Be It Resolved:** The Angoon City Council, by this resolution, certifies that the City of Angoon fully opposes any attempt to annex any portion of Admiralty National Monument, a land that has been under local stewardship since time immemorial.

PASSED and APPROVED by the Angoon City Council this 10<sup>th</sup> day of June, 2019.

  
Mayor Joshua Bowen

  
City Clerk Albert Kookesh III (attest)



City & Borough of Juneau  
Alaska Local Boundaries Commission  
Alaska State Legislature

June 12<sup>th</sup>, 2019

Richard Powers  
Angoon, AK Resident

To Whom It May Concern,

As a long term Angoon Resident and the Former largest employer in the region, I wholeheartedly disagree that any additional portions of Admiralty Island should be annexed. Other than greed of the Assembly, there appears to be little support for the approval of this proposal, only negative comments by the few property owners within the proposed annexation boundary or other portions of Admiralty Island.

The village of Angoon could have greatly benefitted from the revenue from Green's Creek mine that was quickly snapped up by Juneau. Apparently now you are looking toward annexing the remainder of North Admiralty.

What's next? All of Admiralty Island and the remainder of Alaska not linked with a Borough? Those of us in Angoon are scared to death of becoming a ward and debtor to Juneau with no apparent benefits. Only the borough, the commission and the Alaska legislature can put a stop to this idiocy.

I can assure you that all of the village of Angoon including myself adamantly opposes further land grabs that benefit no one except city and borough of Juneau who are apparently unable to manage their massive budget.

Sincerely Concerned,



Richard Powers  
Founder of Whaler's Cove Lodge (1970)

CC  
City of Angoon  
Kotznohoo INC  
Sea Alaska INC

**From:** [Jerry Reinwand](#)  
**To:** [Borough Assembly](#)  
**Subject:** Public Policy Question  
**Date:** Monday, June 17, 2019 10:58:30 AM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Mayor Weldon/Assembly members:

On February 25, 2018 I sent the highlighted email message below to the Mayor and Assembly members regarding the proposed annexation of portions of Admiralty Island. I have also included an email that I had sent to Rorie Watt after the Assembly took action on the proposed annexation. To date, I have not received a response to the public policy questions that I asked which seem to me to be foundational to any decision that is made on the annexation issue by Juneau's elected officials.

After I sent the mails to the Assembly and Rorie, it appears that the Admiralty Island annexation is creating problems with the residents of Angoon. It seems to me that the last thing Juneau needs is to trigger a debate with a Southeast neighboring community over what appears to be a simple land grab by Juneau—based on no viable policy reasons.

Perhaps it is time for the Mayor and Assembly to step back and review the policy review process that occurred during the compilation of the annexation proposal.

Jerry Reinwand

Juneau resident

Mr. Mayor/Assembly members:

I sent the highlighted email to Rorie Watt shown below this message. Rorie suggested that I send this information to you. I've also included two maps: 1) which shows the location of my family's property, and 2) a map of the meadow area upstream (south) of our property and the pattern of ownership in the upper meadow.

As I've noted in the email to Rorie, I am having a difficult time determining the policy foundation for the decision to exempt Funter Bay property from the annexation, while at the same time keeping the Wheeler Creek area in the annexation proposal.

Jerry Reinwand

Rorie:

My family owns 19-acres at Wheeler Creek on northern Admiralty Island. It appears that our property, and those of other property owners at Wheeler Creek, are part of the proposed annexation to the CBJ.

It is my understanding that the Funter Bay area has now been excluded from the proposed annexation area due to opposition from Funter Bay property owners, but other Admiralty Island lands are still in the proposed annexation.

I am struggling to understand what public policy buttresses the Assembly's decision to eliminate Funter Bay from the proposed annexation area, but which still leaves an area such as Wheeler Creek in the proposed annexation. Is the policy yardstick that the Assembly used to exclude Funter Bay based on public opposition to a particular area being included in the annexation? If so, it is my understanding that some Wheeler Creek property owners voiced their opposition to that portion of



EXHIBIT I

the annexation—so shouldn't their opposition carry as much weight as the Funter Bay property owners' opposition to the annexation—as a matter of fairness and public policy?

If the Assembly is using opposition to an area's being annexed, what are the policy criteria underpinning the decision? The decibel level of the opposition? The number of comments—written or verbal—against the proposed annexation area? The number of Juneau residents who own property in the proposed annexation area who are opposed to the annexation? Or is the public policy simply: “we have to grab this land before someone else does?”

Any clarification that you could offer me to clarify the policy driving the annexation, and those lands selected to be included in the annexation, would be greatly appreciated.

Jerry Reinwand

Owner

Lot A, U.S. Survey 1159

Admiralty Island

**From:** [John Sisk](#)  
**To:** [Borough Assembly](#)  
**Subject:** CBJ Proposal to annex lands on Admiralty Island  
**Date:** Tuesday, June 18, 2019 7:12:24 PM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Dear City & Borough of Juneau Assembly Members:

I am writing you to voice my concern over the CBJ's proposal to the Local Boundary Commission to annex lands on Admiralty Island. I have followed this issue generally from the early CBJ proposals to the protests from Funter Bay and Angoon up to the recent protest rally by Angoon residents and the Angoon Mayor, and the CBJ's formal submittal to the LBC.

I did watch the CBJ Assembly respond to protests from Funter Bay residents and property owners by deleting Funter Bay from the annexation proposal. Angoon protested the annexation proposals further south on Admiralty Island at the same time, yet the CBJ chose to continue pursuing those annexations. I have no quarrel with the Funter Bay preference to remain outside the CBJ; I am concerned that Juneau and Angoon, the community on Admiralty Island (Kotznoowoo) are at odds.

I read that the CBJ may (?) have sought to "lay first claim," through a formal proposal submission to the LBC, to certain lands on eastern Admiralty Island, before the Petersburg Borough submits their own rival proposal to annex those lands. A potential contest between Juneau and Petersburg over annexation of land on Admiralty Island does not seem to justify disregarding Angoon's interests. While the LBC will have to consider the proposals and objections of all concerned communities, I find it unfortunate that the CBJ appears to be taking an adversarial approach to Angoon.

I know that I do not have all the information that the CBJ considered, and I did not participate in the Assembly process. I would welcome information that might shed light on the issue; I think many others would appreciate such information as well.

Thank you for your attention and consideration.

John Sisk

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John Sisk  
[juansisk@gmail.com](mailto:juansisk@gmail.com)

**From:** ["domadmin@juneau.org"](mailto:domadmin@juneau.org)  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Wednesday, June 19, 2019 3:26:34 PM

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**Select Recipient**

Entire Assembly

**Your Name**

Laura Fleming

**Contact Information**

Email

**Email**[laura.fleming06@gmail.com](mailto:laura.fleming06@gmail.com)**Subject of Message**

Annexation proposal Admiralty

**Message**

Greetings. I contacted Assembly members last year on this topic, however some members are new. I object to the annexation proposal the CBJ is cooking up, and recommend withdrawal of the outdated petition to the LBC and no further action. If anything was to be annexed the most natural fit is Funter Bay with its second homes for Juneau residents. I support the resolution adopted last year by the Central Council of Tlingit and Haida Indian Tribes of Alaska supporting the Community of Angoon in its opposition to the proposal.

The petition explains how the annexation will confer the benefits of organization including local government and services, upon these acres, a miracle that will only require the expenditure of enough funds to send the tax assessor around to size up the property and perhaps dispatch the occasional Privately funded Medevac. A miracle of government that the SIX year-around residents may or may not welcome depending on whether they engage in subsistence harvesting of fish and game resources before annexation. It's really comical to observe the petition presenting the annexation as being in harmony with the letter of the Constitution and Alaska Statute, giving benefits, when it appears to be a product of a desire to fill our coffers, speculating on expansion of mining and high-volume cruise ship tourism: two industries with a proven history of degrading the environment upon which the fish and game, and the people whose lives and livelihoods depend on them, depend.

Thank you.

EXHIBIT I

**From:** [Dave Benton](#)  
**To:** [Borough Assembly](#)  
**Subject:** Letter from Alaska Lighthouse Association re CBJ Annexation  
**Date:** Friday, July 19, 2019 6:34:11 PM  
**Attachments:** [ALA LETTER RE CBJ ANNEXATION 20190719.pdf](#)

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Dear Mayor Weldon and Assembly members please find attached a letter from the Alaska Lighthouse Association regarding the CBJ proposal to annex lands on Admiralty Island. It is our understanding the CBJ will receive an update on this matter at your upcoming meeting and we wanted to get this to you as soon as we could for your information. Thank you in advance for considering our concerns and comments.

David Benton

President

Alaska Lighthouse Association



July 19, 2019

Mayor Beth Weldon  
City and Borough of Juneau  
155 S. Seward St.  
Juneau, AK 99801

Dear Madam Mayor:

The Alaska Lighthouse Association (ALA) is a non-profit 501(c) (3) corporation dedicated to protecting and promoting Alaska's rich maritime history. The Association is writing to bring to your attention concerns our organization has with the proposed annexation of lands on Admiralty Island by the City and Borough of Juneau (CBJ), and to request that the CBJ Assembly reconsider the petition and withdraw proposals to annex lands on Admiralty Island in order to more carefully consider the costs and impacts of such an action.

As part of our mission, ALA is the owner and steward of the Point Retreat Lighthouse and Reserve on Admiralty Island where we have spent many years rehabilitating Point Retreat lighthouse as well as conserving and protecting the lands and resources of the Lighthouse Reserve. We are a small, all volunteer, non-profit with no paid staff and we are proud of the work we have done to bring the lightstation back to life. We are concerned that CBJ's proposed annexation will have direct and significant impacts on ALA and our work at Pt. Retreat. Our concerns include the following:

1. ALA has had title to Pt. Retreat since 2002 and is one of the larger private landowners in the proposed annexation area. Despite this, the CBJ made no attempt to communicate with ALA to discuss the proposal. It seems that in the interests of good government and transparency the responsible thing would have been for CBJ to reach out to affected landowners such as ALA and discuss the pluses and minuses of the proposal early in the process. ALA has received no such communication from CBJ.
2. The petition is inaccurate and conceals potential impacts on landowners and our organization in particular. Our review of the petition indicates that the CBJ did not include ALA as the owner of the Point Retreat Lighthouse and Reserve. As such, the petition does not include ALA as a private landowner, and does not discuss or address the impacts, such as property taxes or other burdens CBJ might place on a small non-profit such as ours if the annexation

**ALASKA LIGHTHOUSE ASSOCIATION**  
**P.O. BOX 240149 DOUGLAS, ALASKA 99824-0149**

goes forward. Certainly the Assembly would want to know how its actions might affect entities such as ours. The current petition does not include any such analyses or information.

3. Similarly, there is little to no information regarding any benefits the annexation would provide to landowners on Admiralty Island. Will there be an extension of fire and emergency services? Will the CBJ provide water and wastewater assistance? Has the CBJ set aside funding for any such new services? It would be useful to understand what benefits, if any, ALA will receive from annexation by CBJ.
4. The CBJ has not identified any reason for rushing annexation, and the petition does not present a clear reason or rationale for taking this action at this time. In fact it is clear that there is no emergency or immediacy to annexing additional lands on Admiralty Island. There has been no significant population increase in the area that might argue for annexation. And, while the petition makes vague reference to potential mineral or tourism development sometime in a distant future, CBJ provides no information or specific examples of significant new or expanded mineral or tourism developments for the majority of the areas it is seeking to annex on Admiralty Island. Even in Area C, where CBJ cites the potential expansion of Greens Creek mine, that development appears to be years off and remains subject to numerous state and federal permitting processes.

The CBJ petition states that the annexation proposal should be “simple and non-controversial”. It is just the opposite. Annexation of the areas proposed for Admiralty Island has been highly controversial, and is anything but simple. The proposal has raised considerable controversy in Juneau itself, where there has been little if any support for annexing additional lands on Admiralty Island. The petition has increased tensions and created unnecessary controversy between Juneau and neighboring communities such as Angoon and Hoonah. Instead of rushing forward with this petition, ALA believes that it would be in the interests of all parties if CBJ would withdraw its proposal to annex lands on Admiralty Island and take a more thoughtful and transparent approach to any future annexations on Admiralty.

Thank you for considering our comments.



David Benton  
President  
Alaska Lighthouse Association

**ALASKA LIGHTHOUSE ASSOCIATION**  
**P.O. BOX 240149 DOUGLAS, ALASKA 99824-0149**

**From:** ["domadmin@juneau.org"](mailto:domadmin@juneau.org)  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Wednesday, July 24, 2019 6:55:45 PM

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**Select Recipient**

Entire Assembly

**Your Name**

Laura Fleming

**Contact Information**

Email

**Email**

[laura.fleming06@gmail.com](mailto:laura.fleming06@gmail.com)

**Subject of Message**

Annexation of Admiralty Island lands

**Message**

Thanks to Assemblyperson Rob Edwardson for moving to later consider repealing the resolution approved by the people constituting the Assembly in 2018 pursuing the greedy land grab on Admiralty. As expressed and detailed in my earlier communication to you on this topic, it is highly objectionable to me and many other Juneau residents who decide who serves in the assembly. I also referenced a resolution objecting to it passed by the Central Council of Tlingit and Haida Indian Tribes of Alaska. I will continue to voice objections to this proposal as it works its way through the system.

EXHIBIT I

**From:** ["domadmin@juneau.org"](mailto:domadmin@juneau.org)  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Wednesday, July 24, 2019 6:59:01 PM

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**Select Recipient**

Entire Assembly

**Your Name**

Phil Emerson

**Contact Information**

Email

**Email**

[trollman.phil@gmail.com](mailto:trollman.phil@gmail.com)

**Subject of Message**

Annexation

**Message**

Thank you for letting me write to comment on your continuing annexation of Admiralty Island. I thought that you had decided to abandon that annex so am now starting to compose a letter to the Boundary Com. and legislature. I am so sorry you do not believe in the democratic process of a vote of the people and must hope the legislature will also ignore the will of the people involved. You seem to want to bypass the Alaska Constitution and proceed with ignoring all the input you have gotten from Angoon, your resident indigenous people and the other land owners on Admiralty. Under the quote of the constitution is my opening statements. This is about the nicest part of my letter. Please, please think again about what you are doing and the cost and time involved in the tyranny you are subjecting on the people of Admiralty.

"All political power is inherent in the people. All government originates with the people, is founded upon their will only, and is instituted solely for the good of the people as a whole".

State law requires certain standards and procedures be followed for annexation. "A petition will not be approved by the commission if the effect of the proposed change denies any person the enjoyment of any civil or political right, including voting rights, because of race, color, creed, sex, or national origin."

A few years back Petersburg and Juneau wanted to annex the same land and Petersburg got it. The Juneau assembly and Mayor Koelsch commented that they supported this decision. "It's a good neighbor policy and we always try to be good neighbors". Juneau is a good neighbor when it comes to supporting Petersburg, a community that is 82% white. When it comes to the people on Admiralty Island who are 82 % Alaskan Native Juneau decided they could discriminate and ignore being a good neighbor. All the people of Angoon, the indigenous people living in Juneau have asked Juneau not to annex Admiralty. All the other land owners in the annex area on Admiralty Island signed a petition that they did not want to be part of the Juneau Borough. Civil rights are the rights of individuals to receive equal treatment (and to be free from unfair treatment or discrimination). If Juneau is not discriminating they are certainly treating the people on Admiralty Island unfairly.

Thank you for your time, you will love the rest of my letter. By the way, I cut and pasted your email and it was rejected.

Phil



**From:** [Robert Palmer](#)  
**To:** [Megan Costello](#)  
**Subject:** FW: Letter from Alaska Lighthouse Association re CBJ Annexation  
**Date:** Friday, July 26, 2019 2:50:45 PM  
**Attachments:** [image004.png](#)

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**From:** Mila Cosgrove  
**Sent:** Friday, July 26, 2019 2:32 PM  
**To:** 'Dave Benton' ; Rorie Watt  
**Cc:** Jeff Rogers ; Mary Grant ; Robert Palmer  
**Subject:** RE: Letter from Alaska Lighthouse Association re CBJ Annexation

Hi Dave,

I asked the City Assessor to look over the information you sent to us regarding your 501(c)(3) status and the stated purpose of the Alaska Lighthouse Association. Based on a review of the information sent we believe, preliminary, that the use would qualify for a property tax exemption. If you want further information, you can find information on property tax exemptions as well as the forms and application process at: [http://www.juneau.org/financeftp/assessor\\_exemptions.php](http://www.juneau.org/financeftp/assessor_exemptions.php).

Mila

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Mila Cosgrove  
Deputy City Manager  
City & Borough of Juneau, Alaska  
(907) 586-5240  
[www.juneau.org](http://www.juneau.org)



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**From:** Dave Benton <[davebenton@gci.net](mailto:davebenton@gci.net)>  
**Sent:** Monday, July 22, 2019 12:02 PM  
**To:** Mila Cosgrove <[Mila.Cosgrove@juneau.org](mailto:Mila.Cosgrove@juneau.org)>; Rorie Watt <[Rorie.Watt@juneau.org](mailto:Rorie.Watt@juneau.org)>  
**Subject:** RE: Letter from Alaska Lighthouse Association re CBJ Annexation  
**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Thanks Mila: As we have pointed out ALA is an all volunteer 501 (c) (3) non-profit organization. . The purposes of the ALA are captured in our mission statement (attached) and the following uses of the lands and structures at Pt. Retreat. Specifically:

1. ALA continues to rehabilitate the historical structures at Pt. Retreat. This is an ongoing project.
2. Pt. Retreat is the only historical lighthouse in Alaska that has personnel on-site on a year round basis. This is necessary and required to operate, maintain, and protect the historical resources at Pt. Retreat.
3. ALA is maintaining these historical resources as a “living museum” which will be used as a learning and education center.
4. ALA has sponsored several scientific research projects, including student led projects from UAS, at the lighthouse. It is our hope to continue such efforts over the longterm as we continue to develop our natural history and maritime history education

programs.

5. Protecting and conserving the Lighthouse Reserve lands are an integral part of our plans. The Reserve is undeveloped conservation lands providing important habitat for the wildlife of the Mansfield Peninsula, and it is part of our mission to ensure their longterm conservation and ecosystem integrity. The lighthouse reserve is currently used by the public on an informal basis for recreational purposes.

I hope this is useful. Please feel free if you need additional information.

D Benton

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**From:** Mila Cosgrove [<mailto:Mila.Cosgrove@juneau.org>]  
**Sent:** Monday, July 22, 2019 8:09 AM  
**To:** 'Dave Benton'; Rorie Watt  
**Subject:** RE: Letter from Alaska Lighthouse Association re CBJ Annexation

Hi Dave,

Thanks for passing this along. To follow up on your question regarding whether or not your organization would be required to pay property tax, I would need more information about how the land is used. Would you please provide a little detail for me so I can run it by the appropriate offices here?

Thanks

Mila

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Mila Cosgrove  
Deputy City Manager  
City & Borough of Juneau, Alaska  
(907) 586-5240  
[www.juneau.org](http://www.juneau.org)



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**From:** Dave Benton <[davebenton@gci.net](mailto:davebenton@gci.net)>  
**Sent:** Friday, July 19, 2019 6:55 PM  
**To:** Rorie Watt <[Rorie.Watt@juneau.org](mailto:Rorie.Watt@juneau.org)>; Mila Cosgrove <[Mila.Cosgrove@juneau.org](mailto:Mila.Cosgrove@juneau.org)>  
**Subject:** FW: Letter from Alaska Lighthouse Association re CBJ Annexation

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Mr. Watt and Ms. Cosgrove: I wanted to make sure you had copies of this letter. I emailed it to the Assembly and it was not clear if you were included on the email list. Also, I want to again thank Mila for taking time to meet with me today.

D Benton

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**From:** Dave Benton [<mailto:davebenton@gci.net>]  
**Sent:** Friday, July 19, 2019 6:34 PM  
**To:** 'BoroughAssembly@juneau.org'  
**Subject:** Letter from Alaska Lighthouse Association re CBJ Annexation

Dear Mayor Weldon and Assembly members please find attached a letter from the Alaska Lighthouse Association regarding the CBJ proposal to annex lands on Admiralty Island. It is our understanding the CBJ will receive an update on this matter at your upcoming meeting and we wanted to get this to you as soon as we could for your information. Thank you in advance for considering our concerns and comments.

David Benton  
President  
Alaska Lighthouse Association

EXHIBIT I

**From:** ["domadmin@juneau.org"](mailto:domadmin@juneau.org)  
**To:** [Borough Assembly](#)  
**Subject:** New submission from Assembly Contact  
**Date:** Monday, July 29, 2019 7:15:32 AM

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**Select Recipient**

Entire Assembly

**Your Name**

greg capito

**Contact Information**

Email

**Email**

[gregcapito@hotmail.com](mailto:gregcapito@hotmail.com)

**Subject of Message**

Angoon

**Message**

Please reconsider the proposal to annex Angoon because: 1. Angoon does not support the idea; 2. In a period of fiscal uncertainty annexation will create more problems than it solves; 3. The negative publicity makes the CBJ look like a greedy ogre.

**From:** [Kathleen Buell](#)  
**To:** [Borough Assembly](#)  
**Subject:** Admiralty Annexation  
**Date:** Wednesday, July 31, 2019 9:45:05 AM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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I am writing to you all today to express my feeling about the proposed annexation . I will keep it simple and clear, THIS IS WRONG, this property does not and should not belong to the City and Borough of Juneau. This is a greedy land grab and is another example of government taking what they want and to hell with the natives. Admiralty should belong to the people of Angoon and that is plan and simple. Juneau can not and will not send police or fire over there in a timely manner, they do not provide water nor electricity. Except for the money that the CBJ will bring in from property taxes why would the city want to do this?

If this goes through I will not vote for anyone that voted for its passage and I will not be silent about my thought on this. Kathy Buell 6729 Gray Street Juneau, AK 99801 Property Owner and Local Business Owner

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